COMMERCIAL



55 St. Pauls Square, Birmingham, West Midlands, B3 1QS

£33,000 Per annum

An attractive office facing St Paul's Square comprising approx. 2513 Sq. Ft (233.4 Sq. M) available for immediate occupation, with parking for three cars









### Location

The property occupies an excellent location over looking St. Paul's Square in the centre of Birmingham. Parking is accessed from Charlotte Street.

# **Description**

The Property was refurbished some years ago and provides high quality office accommodation over three floors

### **Accommodation**

Ground Floor - 1233 Sq. Ft (114.5 Sq. M) First Floor - 565 Sq. Ft (52.5 Sq. M) Second Floor - 715 Sq. Ft (66.4 Sq. M) Total - 2513 Sq. Ft (233.4 Sq. M)

### **Lease Terms**

The accommodation is available by way of a lease.

### Rent

The property if let as a whole has a quoting rent of £33,000 per annum

The property will be available on an effective full repairing and insuring basis

#### **Business Rates**

The properties current rateable value is £27,750 and

at present the rating assessment is not split on a floor by floor basis

Rates payable at circa 51.2p in the £

## **Energy Performance Certificate**

D79 - Full copy available upon request

## **Legal Costs**

Each party is to be responsible for their own legal costs.

#### **VAT**

All rents are subject to VAT

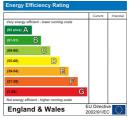
## **Viewing**

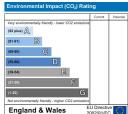
Strictly by prior appointment with Maguire Jackson

# **Money Laundering**

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.







For more information please contact:

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Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannont verify they are in working order, or fit for their purpose.