



**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



0121 634 1520

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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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 cannot verify they are in working order, or fit for their purpose.

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