

32 Frederick Street, Birmingham, Jewellery Quarter, B1 3HH

£35,000 per annum



- Characterful first floor office space
- 2,500 sq ft (232.3 m2)
- Jewellery Quarter location

A well-presented first floor offices comprising circa 2,500 sq ft (232.3 m2) located close to the Clock Tower in the heart of the Jewellery Quarter.

Location

The property is located on Frederick Street in the Heart of Birmingham's Jewellery Quarter. It is located close to all necessary amenities and is within walking distance of both St Pauls Square and the City Centre.

Description

This large space includes characterful exposed brickwork, wooden flooring and partitions to break off the room. Perimeter trunking and Category II lighting.

**Accommodation**

2,500 sq ft of quality office accommodation.

Terms

Offers sought at £35,000 per annum

EPC

To be confirmed.

VAT

This property has not been elected for VAT

**Service Charge**

To be advised

Viewing

Strictly by prior appointment with Maguire Jackson.

Legal Costs

Each party is responsible for their own legal costs.

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.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Maguire Jackson

Registered office: 33 George Street, Birmingham B3 1QG

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