



**C4 Legge Lane, Jewellery Quarter,
Birmingham, B1 3LD**

£235,000

New first floor part fitted shell, self contained office measuring 1098 sq ft located in the heart of the Jewellery Quarter.

Location

3-5 Legge Lane is a distinctive Terracotta fronted new build property being part of the new Million Pen residential development. The location is within walking distance of St Pauls Square plus the amenities situated around the 'Clock Tower' in the heart of the Jewellery Quarter.

Accommodation

First floor self contained office part finished shell with access to Legge Lane.

Business Rates

To be advised

Viewing

Strictly by prior appointment through the sole agents

Legal Costs

Each party to be responsible for their own legal costs

VAT

To be added to the purchase price

EPC

Awaiting



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			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(17-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

For more information please contact:

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