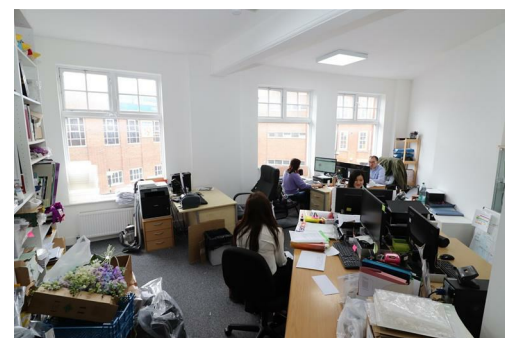




**206 Newhall Street, Birmingham, B3 1SH**

**£12,000 Per annum**

An attractive self contained first & second floor office located on Newhall Street in the heart of the Jewellery Quarter.



**0121 634 1520**

**maguirejackson.com**

## Location

206 Newhall Street is located close to the junction with Graham Street within the vibrant Jewellery Quarter.

The location is increasingly attractive to business with excellent bars and restaurants nearby, as well as St Pauls Square and the City Centre within walking distance.

## Description

206 Newhall Street sits above a commercial unit.

## Accommodation

710 sq ft is arranged on two floors with WC and kitchen on the first floor and two rooms on the second.

## Terms

Leasehold. Offers sought on £12,000pa.

## Legal Costs

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

## VAT

To be advised.

## Service Charge

To be advised.

## Business Rates

To be confirmed

## Viewing

Strictly by prior appointment with Maguire Jackson.

## EPC

Awaiting.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(71-81) B		
(69-80) C			(59-69) C		
(55-68) D			(47-58) D		
(39-54) E			(39-54) E		
(21-38) F			(17-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For more information please contact:

Philip Jackson  
Philip@maguirejackson.com

Maguire Jackson. 33 George Street,  
Birmingham B3 1QG

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.

0121 634 1520

maguirejackson.com

