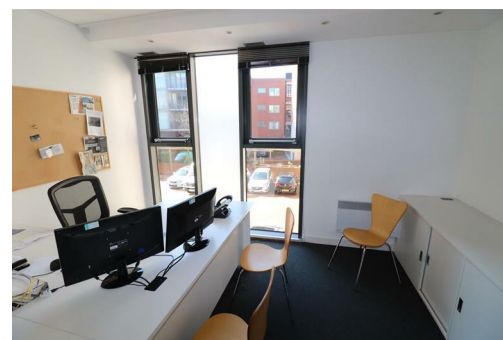
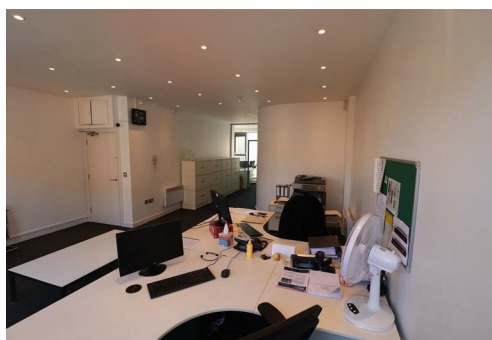
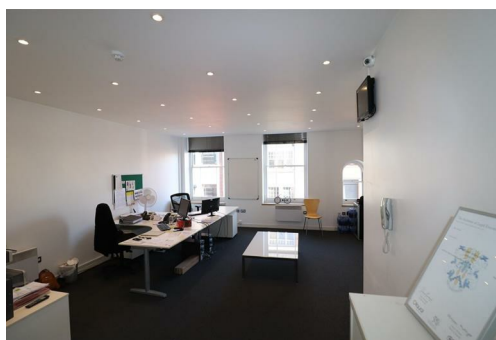




**Suite 4, Fournier House 8 Tenby Street,
Birmingham, West Midlands, B1 3AJ**

£9,500 Per annum

A well presented first floor office space comprising 556 sq ft with one parking space.



Location

The property is situated within the Fournier House development on Tenby Street in Birmingham's Jewellery Quarter. Local businesses include MCD Developments, Life Agency and Thomas Fattonnis.

Additionally, Vertu and MP 222 restaurant and Tesco are within walking distance of the property.

Accommodation

The property currently offers a self-contained office suite on the first floor of a two storey property of 556 sq ft. Entrance into the unit is from the first floor landing, leading directly into the office suite which includes two WC and kitchenette.

The suite provides Cat II lighting, gas fired central heating, wooden flooring and intercom access plus small directors office.

Terms

New FRI lease. Quoting rent £948 pcm inclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs

VAT

This property has been elected for VAT

Service Charge

We have been advised that the current service charge is £171 per month.

Business Rates

Please refer to the Local Authority for information on rates.

Viewing

Strictly by prior appointment through the sole agents Maguire Jackson

EPC

Awaiting



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(11-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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maguirejackson.com

