

**Maguire Jackson - George Street Commercial**

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Maguire Jackson™

**Unit 4, Million Pen, 3-5 Legge Lane, Birmingham, B1 3LD**  
**£20,400 per annum**



- First floor office space
- Circa 1098 sq ft (102 m2)
- Available for immediate occupation
- Jewellery Quarter location

A well fitted, self contained first floor office shell comprising 1098 sq ft (102 m2). Located in the heart in the Jewellery Quarter.

## Description

A recently refurbished, first floor office space with access to Legge Lane. Circa 1098 sq ft (102 m<sup>2</sup>).

## Location

3-5 Legge Lane is a distinctive terracotta fronted new build property with modern extension being part of the recently built 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.

## Terms

£20,400 per annum

## Business Rates

Rateable Value: To be advised

## VAT

To be confirmed.

## EPC

EPC rating C

## Viewings

Strictly by prior appointment with sole agents 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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