

THE ARGENT CENTRE

60 Frederick Street, Birmingham B1 3HS

Flr	Unit	Sq. ft.	Sq. m.	Monthly Rent + VAT	Monthly Service Charge + VAT	Total Monthly Payable + VAT	Refundable Deposit
Grd	5	723	67.1	£687	£514	£1,201	£2,161
1 st	104	1048	97.3	£996	£746	£1,742	£3,136
2nd	204	1048	97.3	£996	£746	£1,742	£3,136
3rd	304	1043	96.8	£991	£742	£1,733	£3,119
<u>THE UNITS BELOW ARE INCLUSIVE OF BACKGROUND HEATING</u>							
3 rd	302	1192	110.7	£884	£887	£1,771	£3,188

A refundable deposit is required on all units

On Site Car Parking

Where heaters are provided within the units for your use, they should be adequate to provide background heating only.

High speed fibre optic symmetrical broadband - 48-hour turnaround

Service charge includes Business Rates, Caretaking, Cleaning to common areas and toilets, building insurance and property management, etc.

The Misrepresentation Act 1967 and Property Misdescriptions Act 1991 - Conditions under which Particulars are issued: Midlands Industrial Association for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Midlands Industrial Association cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Midlands Industrial Association has the authority to give any warranty or enter into any contract whatever in relation to the property; (iv) rents, prices, premiums and service charges quoted in these particulars are subject to VAT in addition; and (v) Subject to Contract.

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M.I.A. 0121 233 2232

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