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**13 St Pauls Square, Birmingham, Jewellery Quarter, B3  
1RB - £9,500 per annum (fully inclusive)**



- 265 sq ft (24.61 m<sup>2</sup>)
- Second floor with the use of ground floor meeting room
- Views of St Pauls Square

An attractive second floor office, located in the heart of Jewellery Quarter. This office is situated in a handsome late 18th Century former townhouse on the North East side of the Square.

## Description

An attractive second floor office space, comprises 265 sq ft (24.62 m2).

## Location

13 St Pauls Square is located in the heart of Jewellery Quarter. St Pauls station is within walking distance as is the City Centre.

## Terms

£9,500 per annum

This includes all utilities and access to the ground floor boardroom, available upon appointment basis.

## Business Rates

Rateable Value: £3,600

## Service Charge

This is absorbed within the rental sum.

## VAT

This property has not been elected for VAT.

## EPC

EPC rating D

## 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  
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