

**CROSBY COURT  
28 GEORGE STREET  
BIRMINGHAM B3 1QG**

## TO LET

### Attractive City Centre Office Suites with Generous Parking

\*Low guide rent of £12.50 psf (exclusive of rates)\*

\*Attractive historic building\*

\*Close to Birmingham City Centre and the  
'Jewellery Quarter'\*

\*Short walk to Snow Hill Train Station\*

\*Passenger lift & 24 hour access\*

#### LOCATION

The property lies in an excellent location that is situated a short walk from Birmingham City Centre, fronts onto George Street and lies close to the junction with Newhall Street.

#### DESCRIPTION

The premises comprise two office suites which form part of a historic and interesting three storey building and offer well-proportioned office accommodation on ground and first floor levels. The premises benefit from intruder alarm, generous car parking and appropriate staff facilities.

#### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR SUITE		
Front Office/Lobby	31.9 sq m	343 sq ft
Side Office 1	15.6 sq m	168 sq ft
Side Office 2	9.4 sq m	101 sq ft
Rear Office	62.0 sq m	668 sq ft
NET INTERNAL AREA	118.8 SQ M	1,280 SQ FT
FIRST FLOOR SUITE		
Office 1	116.1 sq m	1,249 sq ft
Office 2 (inc Board Room)	122.1 sq m	1,313 sq ft
NET INTERNAL AREA	238.2 sq m	2,562 sq ft

\*\*These areas can be reconfigured to prospective tenants' requirements on terms to be agreed\*\*

*These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.*

#### Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England

#### CAR PARKING

**Ground Floor Suite: 3 Spaces**

**First Floor Suite: 9 Spaces**

**Additional parking spaces may be available by separate agreement**

#### LEASE

**The offices are available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.**

#### GUIDE RENTS

**Ground Floor Suite: £16,000 pa + VAT**

**First Floor Suite: £30,000 pa + VAT**

#### SERVICE CHARGE CONTRIBUTIONS

**Ground Floor Suite: £3,316.08 + VAT**

**First Floor Suite: £6,811.20 + VAT**

#### RATING ASSESSMENT

**We understand that the offices are assessed as follows:-**

UNIT	RATEABLE VALUE	RATES PAYABLE
Ground Floor	£12,250	£6,112.75 pa
First Floor	£25,250	£12,599.75 pa

#### ENERGY PERFORMANCE CERTIFICATE

**The property has a rating of 89 (Band D). A copy of the Energy Performance Certificate is available upon request.**

#### LEGAL COSTS

**Each party is to be responsible for their own legal costs incurred throughout the transaction.**

#### SECURITY

**In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.**

#### VAT

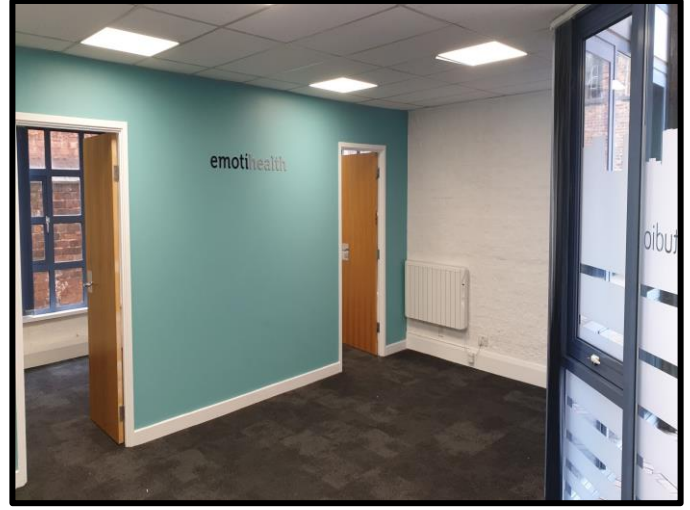
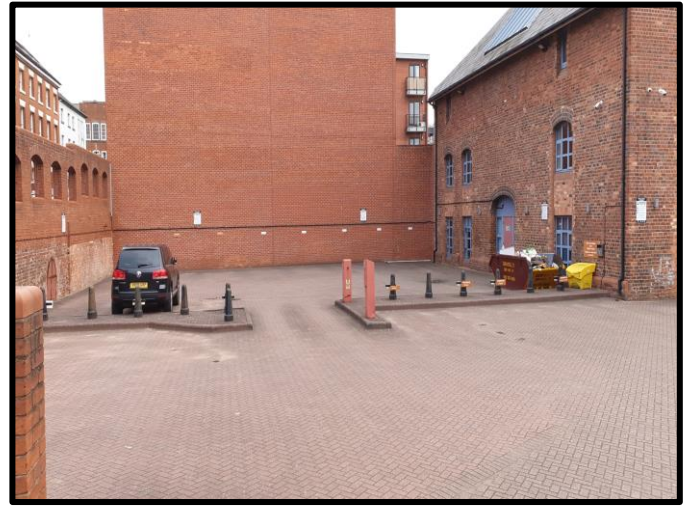
**We understand that VAT is payable on the rental. Interested parties are advised to make their own enquiries in this regard.**

#### MONEY LAUNDERING

**In accordance with current legislation we will be required to carry out Anti-Money Laundering and credit checks on successful applicants.**

#### VIEWINGS

**Strictly by prior appointment with sole letting agents:  
Centrick Commercial 0121 289 5009**



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