



# STOWE HOUSE

St Chad's Road | Netherstowe | Lichfield | WS13 6TJ



## Quality Office Suites within a modernised Georgian Office Building To Let 1,302 - 10,175 sq ft (121 - 945 sq m)

- Unrivalled position overlooking Stowe Pool and Lichfield Cathedral
- Generous Car Parking with Electrical Vehicle Charging Points
- Landscaped environment
- Excellent Access to Lichfield City Centre



*Stowe House enjoys one of the most picturesque locations within Lichfield being set within superb landscaped grounds with extensive views of Stowe Pool and Lichfield Cathedral yet being only a short walk from the city centre and the numerous facilities that Lichfield offers*



### DESCRIPTION

Stowe House comprises a Grade II\* listed office building that has been comprehensively refurbished throughout to provide modern office accommodation whilst also retaining some original features.

LED lighting                      Perimeter trunking  
Carpet floor coverings      Electrical vehicle charging points

Each suite benefits from its own separate access whilst also having internal access through adjacent suites enabling them to be combined if required.

### CAR PARKING

Ample designated car parking spaces are provided as well as visitors parking. Each suite has its own dedicated EV charging points.

### LEASE

The suites are available on new leases the length of which is to be agreed upon negotiation. The suites are available separately or as combinations of adjoining suites.

### RENT

Further information available upon application.

### SERVICE CHARGE

An estate charge is payable towards the cost of maintaining the general estate roads and landscaping of the garden areas and upkeep of the external demise.

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield).

### ENERGY PERFORMANCE CERTIFICATE

Suite 1-C    Suite 2- D    Suite 3-D

### LEGAL COSTS

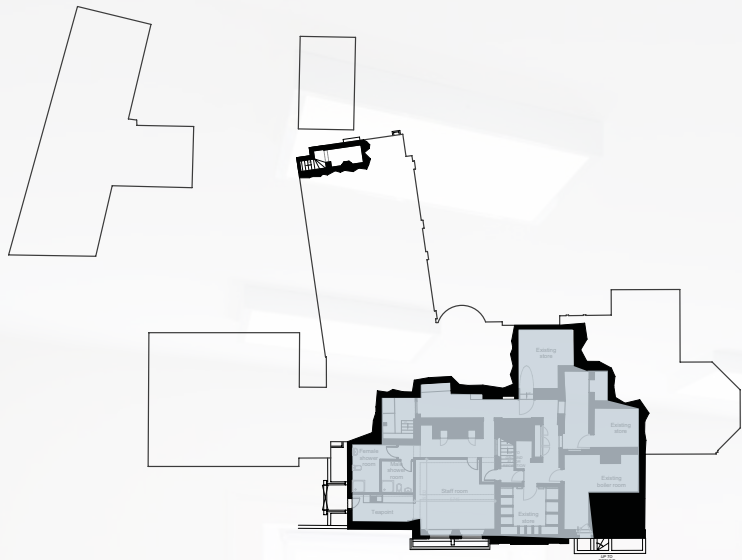
Each party will be responsible for their own legal costs incurred in the transaction.

### VAT

All figures quoted are exclusive of VAT which will be payable.



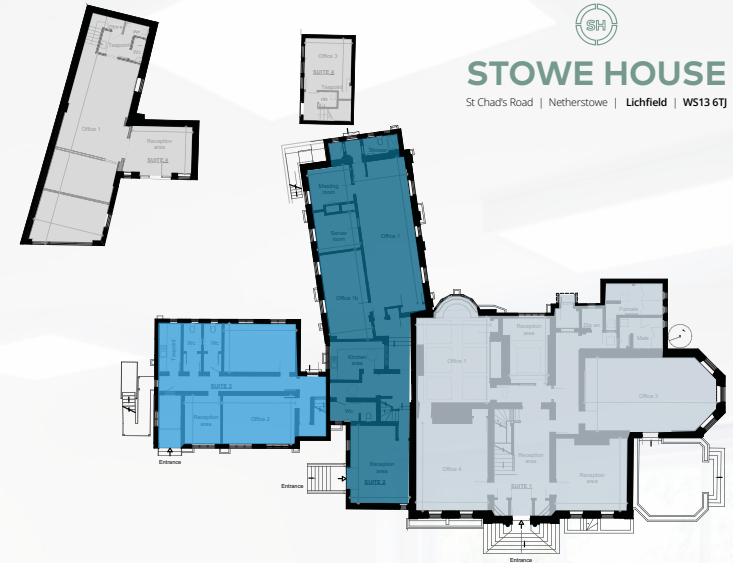




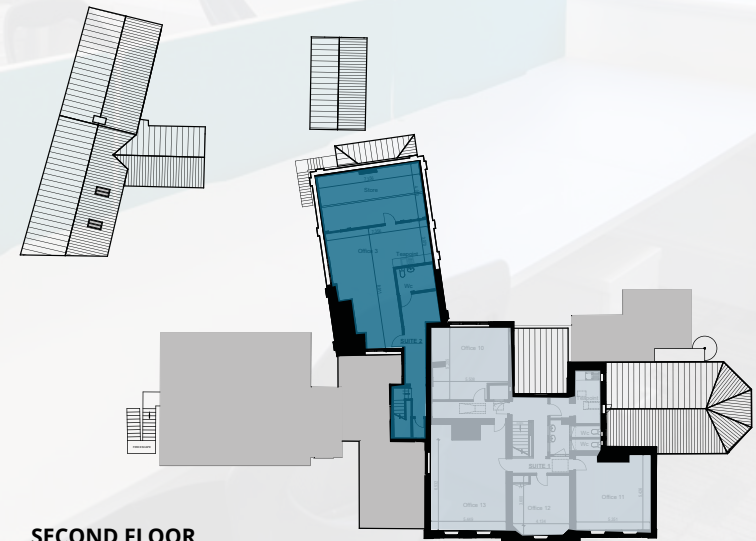
**BASEMENT**



**FIRST FLOOR**



**GROUND FLOOR**



**SECOND FLOOR**



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**FLOOR SQ FT SQ M**

**SUITE 1**

Ground	1,841	171.00
First	1,747	162.30
Second	1,369	127.20
Basement	1,293	120.10
<b>TOTAL</b>	<b>6,250</b>	<b>580.60</b>

**SUITE 2**

Ground	1,336	124.10
First	817	75.90
Second	470	43.70
<b>TOTAL</b>	<b>2,623</b>	<b>243.70</b>

**SUITE 3**

Ground	588	54.62
First	714	66.32
<b>TOTAL</b>	<b>1,302</b>	<b>120.94</b>

Suites available individually or can be combined.



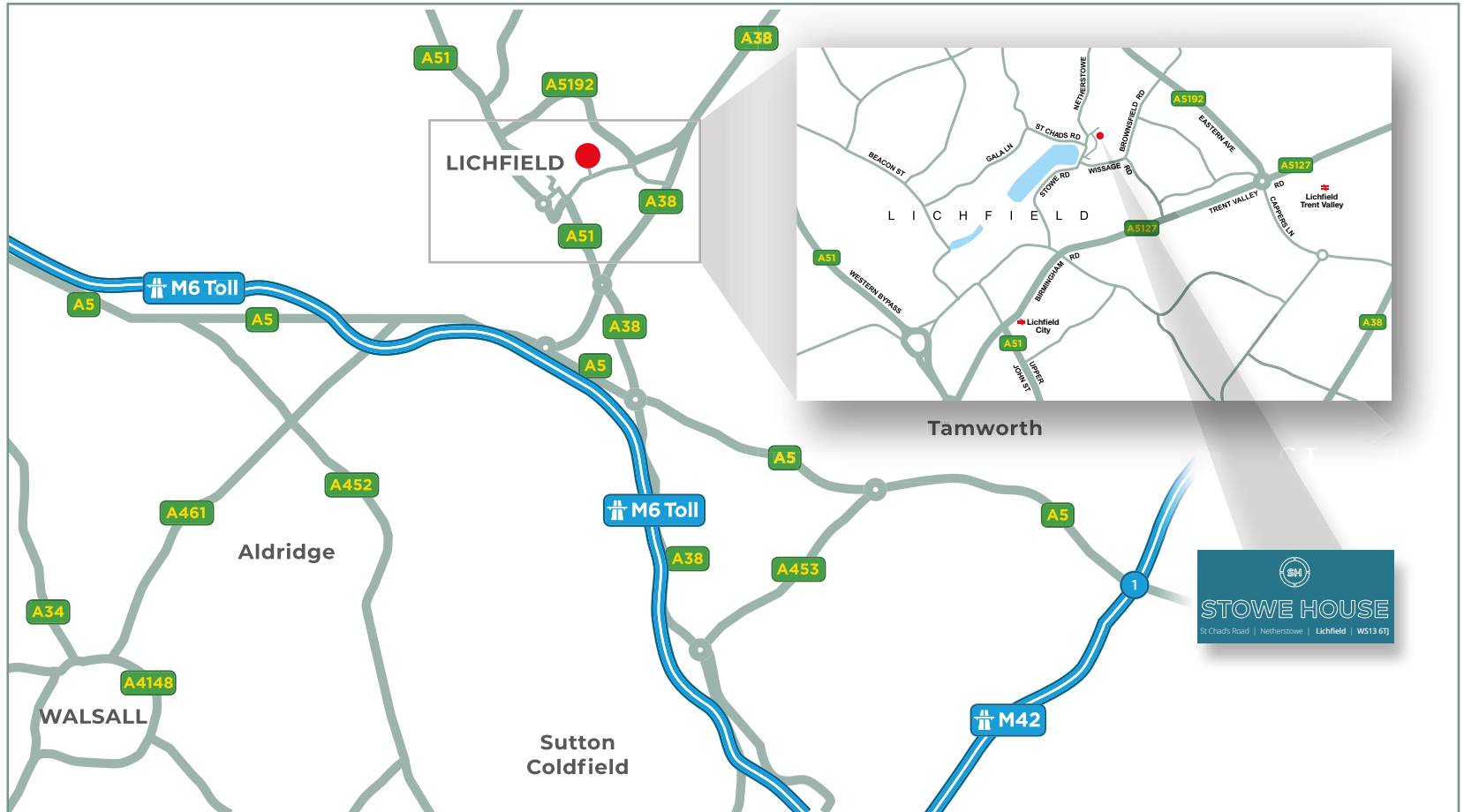
SAT NAV WS13 6TJ



### LOCATION

Prominently located to the eastern side of St Chad's Road neighbouring St Chad's Church to the north east of Lichfield City Centre.

Lichfield is approximately 18 miles to the north of Birmingham City Centre with excellent access to the A38, A5 and M6 Toll and is well served by Lichfield City and Trent Valley railway stations.



**Viewing**  
For further information or to view contact:

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IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. JUNE 2023. All areas are approximate. All boundaries shown are for indicative purposes only. Photographs taken June 2023.