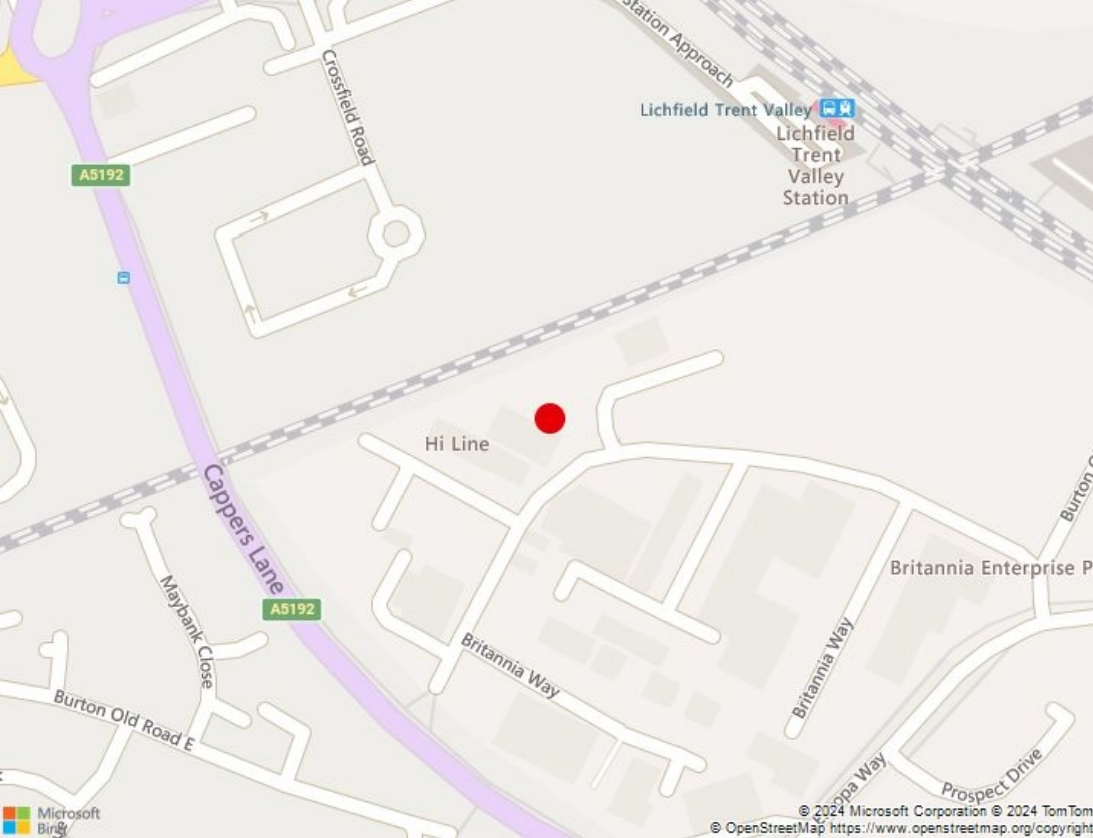


WAREHOUSE PREMISES - TO LET

Unit 48, Britannia Way, Britannia Enterprise Park, Lichfield, Staffordshire, WS14 9UY

6,414 SqFt (595.86 SqM) plus Mezzanine 3,982 SqFt (369.94 SqM) | £75,000 per annum exclusive





KEY FEATURES

- Well presented warehouse accommodation with mezzanine (3,982 SQ FT)
- Self contained site with perimeter fencing and gated entrance
- Loading to the rear of the building
- Situated within popular Britannia Enterprise Park
- Outskirts of Lichfield
- Nearby road access with A38 trunk road

LOCATION

The property occupies a prominent corner position on Britannia Way within Britannia Enterprise Park in Lichfield. Britannia Way has nearby access from Europa Way which in turn links with Cappers Lane (A5192) with nearby access with the southbound carriage of the A38. Britannia Way is situated approximately 2 miles to the north east of Lichfield City Centre and benefits from excellent road links with the A38, A5 and M6 Toll Road.

DESCRIPTION

The subject property comprises a detached industrial/warehouse building situated within a generous plot offering ample parking, storage land together with rear loading via roller shutter door. Internally the building includes first floor offices which lead onto a sizeable mezzanine providing additional storage. WC's, kitchen together with staff room are provided.

Area	SqFt	SqM
GF WAREHOUSE	4,254	395.2
GF OFFICE/ANCILLARY	1,084	100.7
FF OFFICES	1,076	99.96
Total Floor Area	6,414	595.86



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TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£75,000 per annum exclusive

EPC

Energy Performance Asset Rating Band C - 61. Date of the certificate 18 May 2016.

BUSINESS RATES

Current Rateable Value - £38,500. Rates Payable 23/24 - £19,211.50.

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

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to bear their own legal costs incurred in relation to this transaction.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk

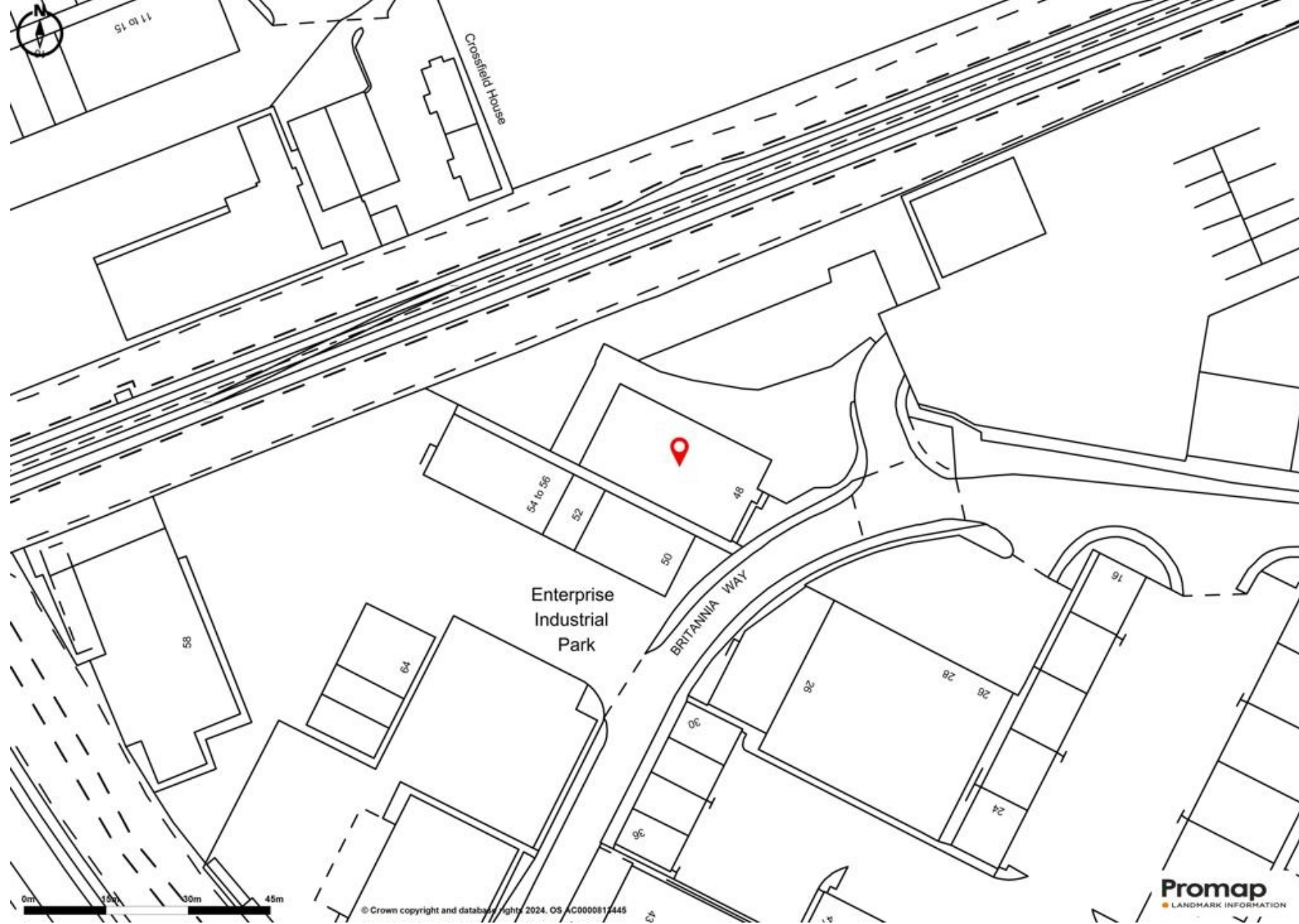


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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