



FLEXIBLE OFFICE SUITES TO LET

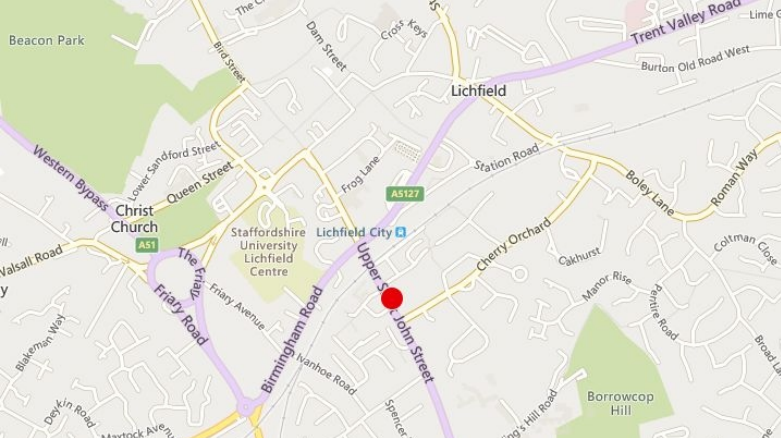
69 Upper St John Street, Lichfield, Staffordshire, WS14 9DT



210 - 300 SqFt (19.51 - 27.87 SqM) | £395.00 - £520.00 per calendar month

Key Features

- Prominently located on Upper St John Street
- Excellent access to the A38 and A5 trunk roads
- Flexible lease terms available
- Within walking distance of Lichfield City Railway Station, Bus Terminus and shopping centre
- Open plan office suites which can be taken separately or together.
- New licence agreement



LOCATION

The property is located approximately 0.5 miles from the centre of Lichfield cathedral city in Staffordshire and being approximately 18 miles to the north of Birmingham city centre and 30 miles to the south of Burton Upon Trent. The property is located a short distance from Lichfield City Railway Station and Lichfield city centre, providing easy access to all local amenities.

DESCRIPTION

The premises comprise two vacant offices, with Office 2 being located to the ground floor and providing 27.87 sq m / 300 sq ft, and having its own separate kitchen. Office 3 being located to the first floor - accessed off a central corridor and providing 19.51 sq m / 210 sq ft. The offices benefit from carpet floor coverings, perimeter trunking, gas central heating and access to a shared kitchen and WCs.

1 car parking space is allocated with Office 2.

Area	SqFt	SqM
Office 2	300	27.87
Office 3	210	19.51
Total Floor Area	300	27.87

LEASE

The offices are available by way of a flexible monthly licence agreement.

ASKING RENT

£395.00 - £520.00 per calendar month

BUSINESS RATES

Each suite has its own business rates assessment and therefore occupiers may benefit from 100% small business rates relief on this property.

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

EPC

Energy Performance Certificate available upon request.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT, which we understand will not be applicable. However, the landlord reserves the right to charge VAT in the future.

VIEWING

Strictly by prior appointment, please contact:

Burley Browne

Tel: 0121 321 3441

E-mail: enquiries@burleybrowne.co.uk

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