



# HIGH SPECIFICATION MODERN FREEHOLD OFFICE FOR SALE

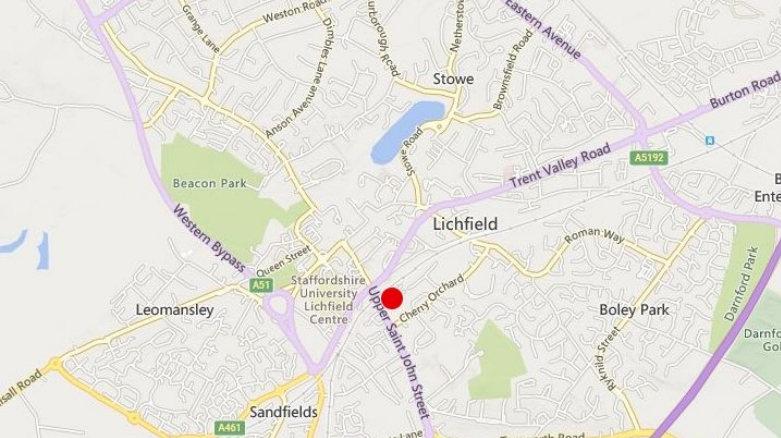
Venture House, Davidson Road, Lichfield, Staffordshire, WS14 9DZ



**5,302 SqFt (492.56 SqM) | £900,000 Offers Around**

## Key Features

- Excellent location close to Lichfield City Railway Station & City Centre
- High specification to include LED lighting, suspended ceilings, raised floor and passenger lift
- 15 car parking spaces
- Within short distance of the A5, A38 and M6Toll
- For Sale - freehold with vacant possession
- To Let - as a whole or on a floor-by-floor basis



## LOCATION

City Wharf is located approximately 0.5 miles from the centre of Lichfield City and is approximately 18 miles to north of Birmingham City Centre and 13 miles to the south of Burton upon Trent. All local amenities are within easy walking distance including Lichfield City Centre and the Lichfield City Railway Station which has regular services to Lichfield Trent Valley, Sutton Coldfield and Birmingham Grand Central. In addition the various Trunk Roads are within an easy driving distance including the A5, A38, M6 and M6 Toll.

## DESCRIPTION

The property comprises a modern two storey office building situated on the popular City Wharf Office Development being approximately 0.5 miles from the centre of Lichfield. The property offers a high quality specification to include suspended ceilings incorporating recessed LED and spotlighting, air conditioning, double glazing and a raised access floor together with a lift off the ground floor lobby. 15 car parking spaces are available within the City Wharf development.

Area	SqFt	SqM
Ground	2,549	236.8
First	2,753	255.75
<b>Total Floor Area</b>	<b>5,302</b>	<b>492.56</b>

## TERMS

The property is understood to be owned freehold and is to be sold with vacant possession. Consideration will be given to a letting of the premises by way of a 5 year term or multiples thereof.

## ASKING PRICE

£900,000 Offers Around

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority (Lichfield).

## EPC

Energy Performance Certificate available upon request

## MONEY LAUNDERING

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

## 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

## VIEWING

Strictly by prior appointment, please contact:



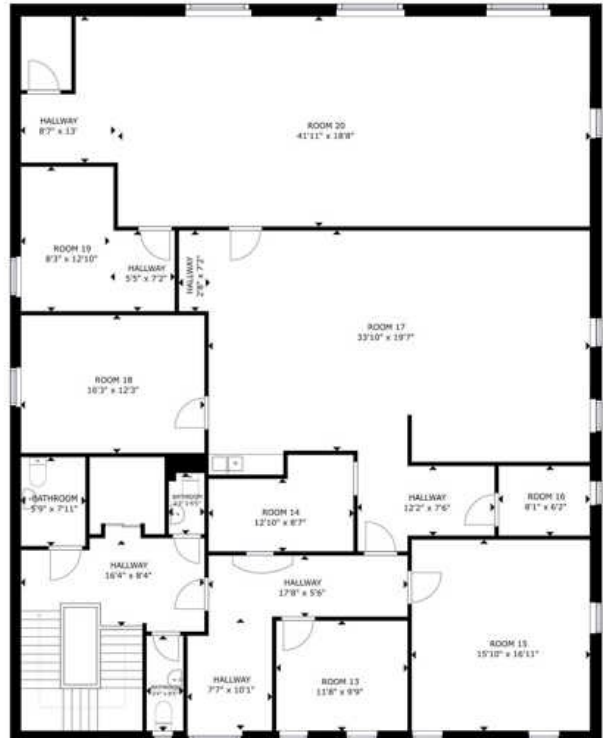
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 3208 sq ft, FLOOR 2: 3197 sq ft  
 TOTAL: 6405 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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