

MODERN CENTRALLY LOCATED OFFICES TO LET

38a Tamworth Street, Lichfield, Staffordshire, WS13 6JJ

929 SqFt (86.3 SqM) | £10,250 per annum exclusive





KEY FEATURES

- Newly refurbished
- Centrally located within the heart of Lichfield
- Self contained
- Rear car park
- Private access

LOCATION

The offices are located above the William Hill bookmakers, prominently located on Tamworth Street, one of the main thoroughfares into Lichfield City Centre with private access to the rear of the building from a shared car park. Lichfield lies 15 miles north east of Birmingham and is easily accessible by public transport from the hub and its neighbours of Tamworth, Sutton Coldfield and Burntwood.

DESCRIPTION

The property comprises of self-contained office accommodation across the first floor providing private WCs, kitchen and store, and a mix of cellular and open plan accommodation that has been partitioned with glass. The property has been recently refurbished to a high standard to include recessed LED lighting, new carpets tiles and soundproofing with industrial style glass partitioning to create a modern working space.



Area	SqFt	SqM
First Floor	929	86.3
Total Floor Area	929	86.3

BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

38a Tamworth Street, Lichfield, Staffordshire WS13 6JJ



ASKING RENT

£10,250 per annum exclusive

EPC

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rateable Value - £7,900

Interested parties are advised to satisfy their own enquiries with the local authority (Birmingham).

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 to bear their own legal costs within this transaction.

VAT

All figures are quoted exclusive of VAT which we understand may be payable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk





0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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

 0121 321 3441
 www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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