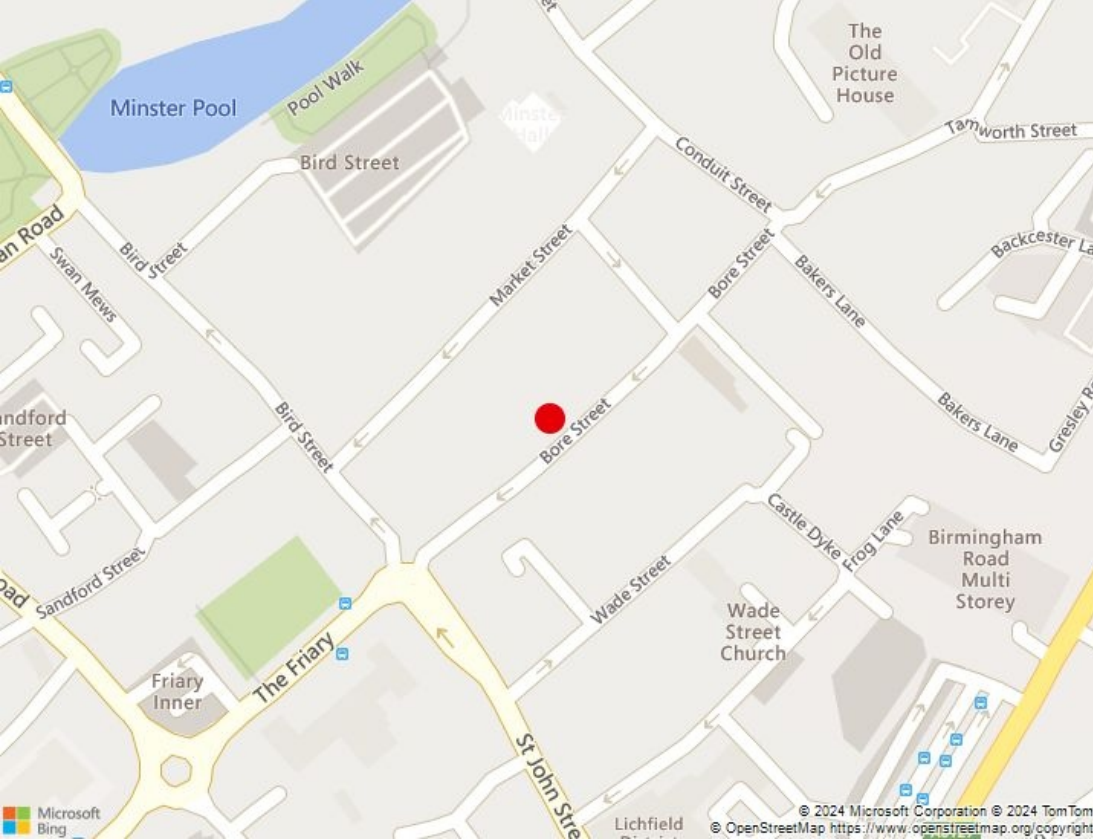


MODERN SELF CONTAINED OFFICES TO LET

7A Bore Street, Lichfield, Staffordshire, WS13 6LZ

2,264 SqFt (210.33 SqM) | £37,500 per annum exclusive





KEY FEATURES

- Newly refurbished
- Open plan accommodation with meeting rooms
- Centrally located in Lichfield City Centre
- Car parking available
- Close to local amenities and public transport links

LOCATION

Lichfield is a thriving Cathedral City offering a strong mix of local and independent national operators situated some 15 miles north east of Birmingham. Lichfield neighbours the towns of Tamworth to the east and Sutton Coldfield to the south. The midland motorway network is within reasonable driving distance with links to the M6 Toll and M42 and M5 intersections. Lichfield City Railway Station is situated on the cross city line providing services between Lichfield and Redditch via Birmingham New Street and Lichfield Trent Valley providing services on the west coast mainline between London Euston and Glasgow.

DESCRIPTION

The property comprises a self contained first floor office suite which forms part of the refurbished City Arcade scheme. The suite has been finished to a high specification and standard offering predominantly open plan accommodation with kitchen, male / female WCs and meeting rooms. The property fronts onto Bore Street and benefits from public access at street level. The suite offers LED lighting, access control, heating/comfort cooling systems and carpet covered suspended flooring throughout together with perimeter trunking and sound proofing in part. There are two car parking spaces available with this suite.



Area	SqFt	SqM
First Floor	2,264	210.33
Total Floor Area	2,264	210.33

7A Bore Street, Lichfield, Staffordshire WS13 6LZ

**BURLEY
BROWNE**
CHARTERED SURVEYORS
0121 321 3441



TERMS

The property is available by way of a new lease for a term of years to be agreed.

ASKING RENT

£37,500 per annum exclusive

SERVICE CHARGE

A contribution towards the service charge will be payable for external maintenance and management. In addition, tenants will be responsible for a due proportion of the buildings insurance.

EPC

The Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rateable Value: £17,750

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

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, the successful applicant will be required to provide proof of the source of funding along with two forms of ID.

LEGAL COSTS

Each party is to bear their own legal costs within this transaction.

VAT

All figures quoted are exclusive of VAT which we believe may be applicable.

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

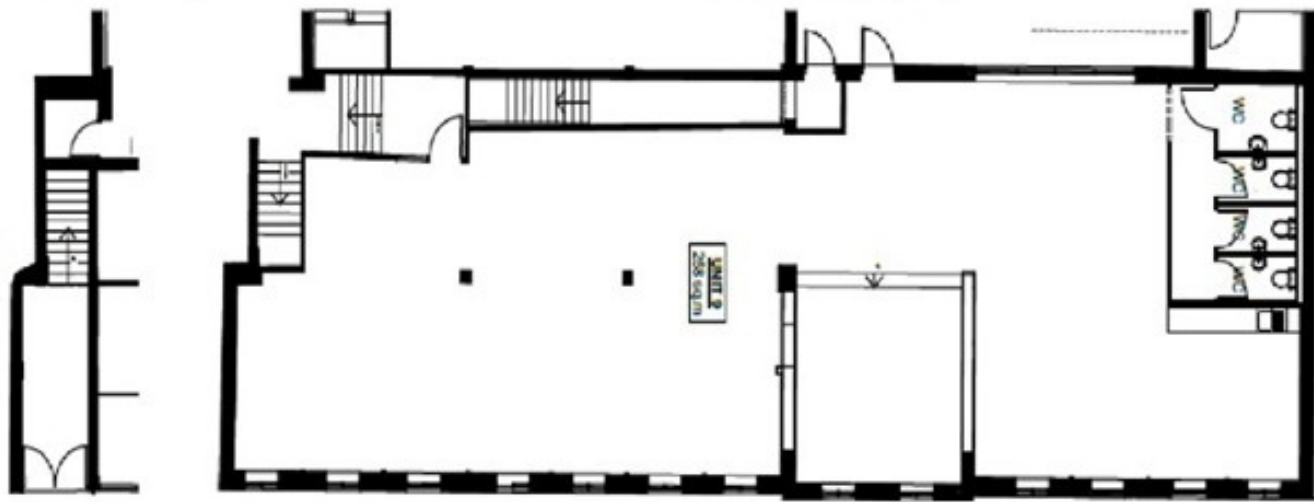


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be 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.

Ground floor plan

First floor plan



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