



WAREHOUSE PREMISES - FOR SALE

9-10 Titan Way, Britannia Enterprise Park, Lichfield, Staffordshire, WS14 9TT



3,859 SqFt (358.5 SqM) | £450,000 offers in excess of

Key Features

- Rare opportunity to acquire freehold premises
- Within walking distance of Lichfield Trent Valley Railway Station
- Warehouse accommodation with offices over two floors
- Popular location within well established commercial estate
- Easy driving distance of the A38 and M6 Toll Road
- Ample parking



LOCATION

The subject property is positioned on the western side of Titan Way, towards the end of a cul-de-sac position off the Britannia Enterprise Park in Lichfield, accessed from Britannia Way via Europa Way. Europa Way has nearby links with Cappers Lane (A5192) which in turn continues east and provides access to the southbound A38.

Britannia Enterprise Park is situated approximately 2 miles to the north east of Lichfield City Centre and benefits from excellent road links with the nearby A38, providing subsequent access with M6 Toll Road to the south and further, with Birmingham City Centre, some 18 miles distant.

DESCRIPTION

The subject property comprises a combined end of terrace warehouse unit which is south facing towards Darnford Park in Lichfield. The property incorporates first floor offices together with mezzanine store/accommodation. Externally to the front the building benefits from good parking provision which extends to approximately 10 vehicles.

Area	SqFt	SqM
GF TOTAL	2,366	219.8
FF TOTAL	1,503	139.63
Total Floor Area	3,859	358.5

TERMS

The property is available For Sale with full vacant possession.

ASKING PRICE

£450,000 offers in excess of

BUSINESS RATES

Current Rateable Value £23,500 obtained from the Valuation Office Rating List. Rates Payable for 2024/2025 are £11,726.50 prior to any transitional arrangements or small business relief.

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

EPC

Assessment awaited.

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

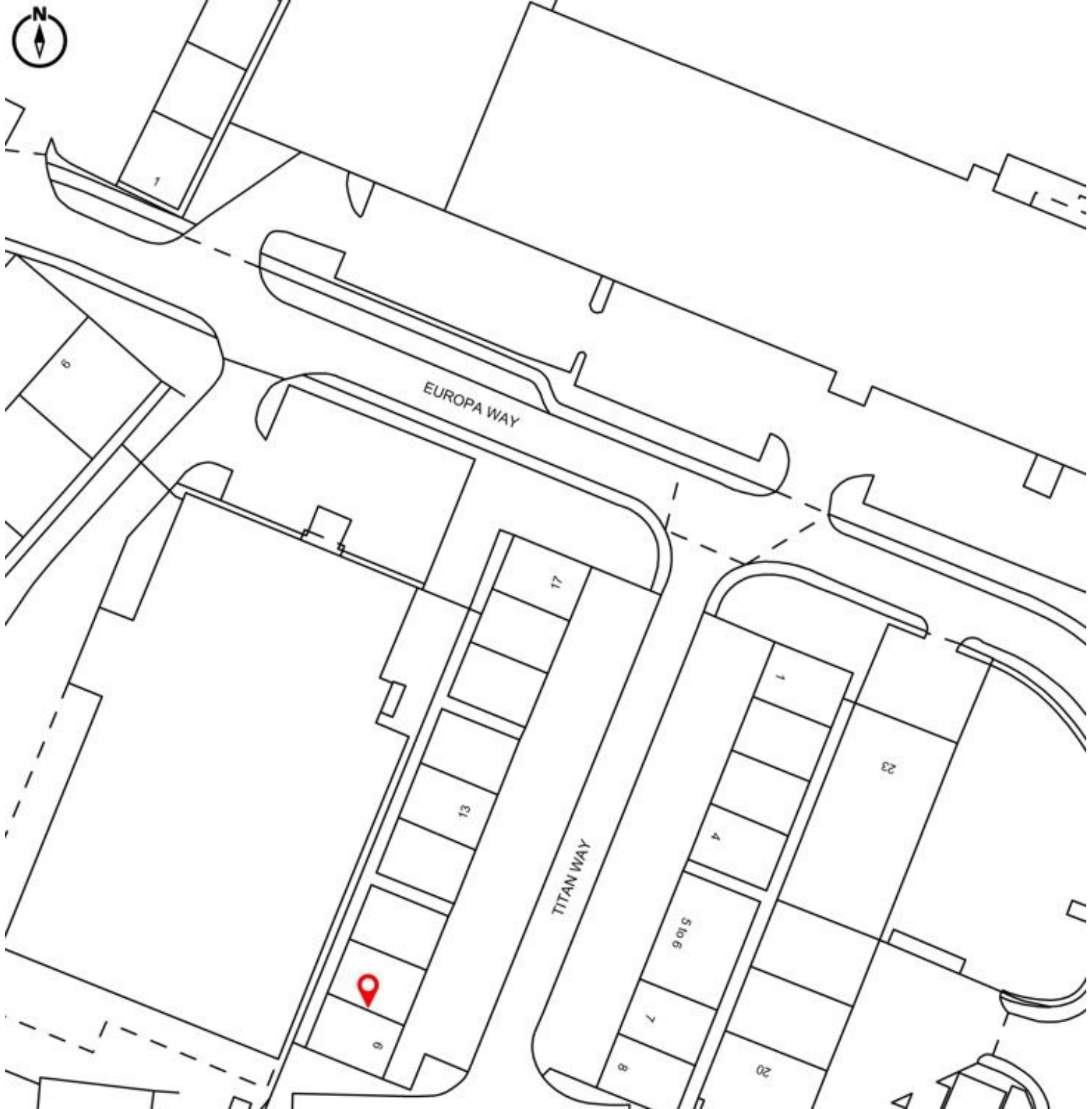
All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS
DDI: 0121 362 1532
Mob: 07889 407650
E: ben.nicholson@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.