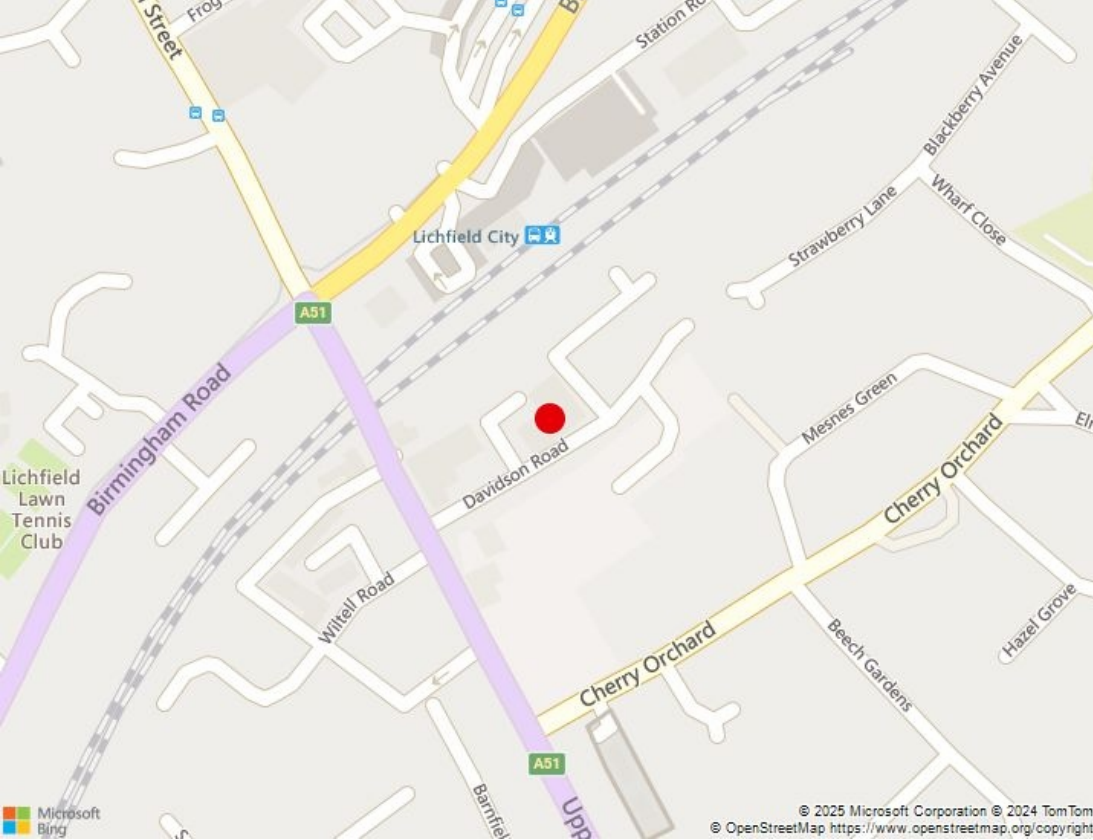


MODERN GROUND & FIRST FLOOR OFFICES TO LET / MAY SELL

Unit E1, City Wharf, Davidson Road, Lichfield, Staffordshire, WS14 9DZ

2,403 SqFt (223.24 SqM) | £32,500 per annum exclusive / May sell - Guide Price £435,000





KEY FEATURES

- High Quality Specification
- Excellent location close to Lichfield City Railway Station and City Centre
- Passenger Lift
- Allocated car parking
- New Lease
- Sale of the Long Leasehold Interest may be considered

LOCATION

City Wharf is located approximately 0.5 miles from the centre of Lichfield City and is approximately 18 miles to the 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 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 easy driving distance including the A5, A38, M6 and M6 Toll.

DESCRIPTION

The property comprises a modern two storey office building situated on the City Wharf 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 spot lighting, air conditioning, double glazing together with a lift off the ground floor lobby. Allocated car parking situated to the front of the property.



Area	SqFt	SqM
Ground Floor	1,283	119.19
First Floor	1,120	104.05
Total Floor Area	2,403	223.24

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TERMS

The premises are available To Let on the basis of a new effectively full repairing and insuring lease for a term of five years or multiples thereof.

Alternatively, the property is held on a 999 year lease from 2009 and a sale of the effective freehold may be considered at a guide price of £435,000

RENT / ASKING PRICE

£32,500 per annum exclusive / Guide Price, offers around £435,000.

SERVICE CHARGE

To be confirmed.

BUSINESS RATES

Rateable Value £18,500. Rates Payable 2024/2025 - £9,231.50 prior to any transitional arrangements.

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

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VAT

All figures quoted are exclusive of VAT which may be applicable - solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



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