

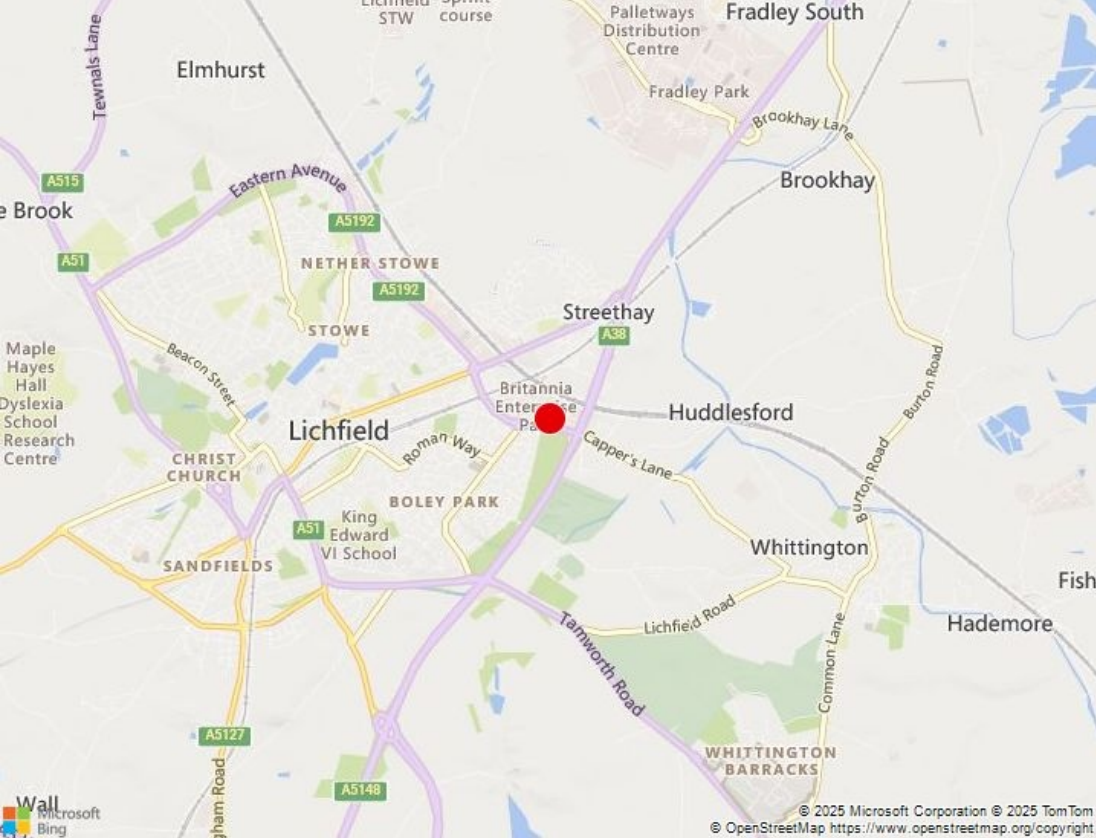
# WAREHOUSE WITH OFFICES - TO LET

Unit 17, Titan Way, Britannia Enterprise Park, Lichfield, Staffs, WS14 9TT

2,321 SqFt (215.62 SqM) | £24,000 per annum exclusive







## KEY FEATURES

- Popular location within well established commercial estate
- Well presented accommodation
- Ample parking
- Predominantly open plan first floor office
- Easy driving distance of the A38 and M6 Toll Road
- Within walking distance of Lichfield Trent Valley Railway station

## LOCATION

The property occupies a prominent corner position on Titan Way within Britannia Enterprise Park in Lichfield. Titan Way forms a cul-de-sac position 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 an end of terrace warehouse building situated within the popular Britannia Enterprise Park in Lichfield. The building extends to provide ground floor warehouse with office space and WC together with first floor which is predominantly open plan with a single office. Externally the building benefits from car parking accessed via a shared estate road fronted by barrier entrance.



Area	SqFt	SqM
Ground Floor	1,186	110.18
First Floor	1,135	105.44
<b>Total Floor Area</b>	<b>2,321</b>	<b>215.62</b>

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## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

## ASKING RENT

£24,000 per annum exclusive

## SERVICE CHARGE

The lease is to include provision for a Service Charge to cover the costs of maintaining the site, the upkeep of common part, including repairs where necessary. Further details to be confirmed.

## EPC

Assessment awaited.

## BUSINESS RATES

Current Rateable Value £12,500 obtained from the Valuation Office Rating List. Rates Payable for 2024/2025 are £6,237.50 prior to any transitional arrangements or small business relief.

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 is to bear their own legal costs in relation to this matter.

## VAT

All figures are quoted exclusive of VAT, which we are advised will be applicable in this instance. Solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)





0121 321 3441  
[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)



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