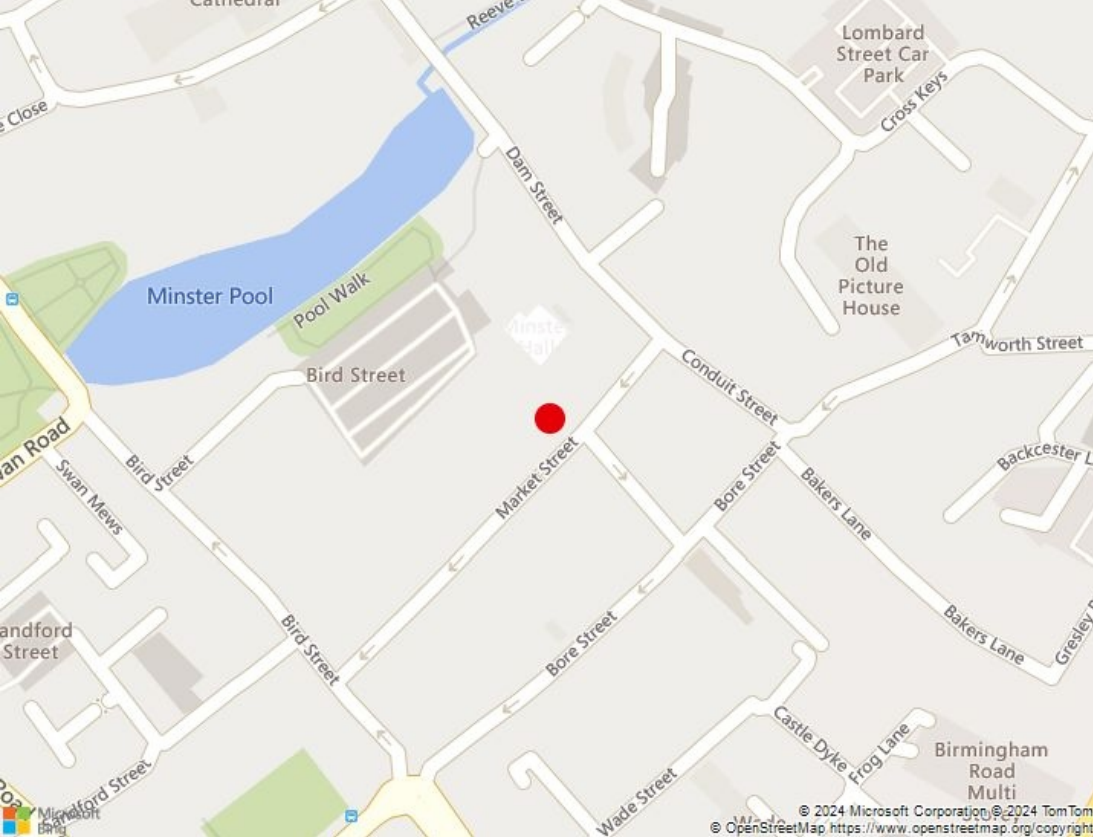


WELL PRESENTED SELF CONTAINED OFFICE SUITE TO LET

Suite 3, Trinity House, 33A Market Street, Lichfield, Staffordshire, WS13 6LA

829 SqFt (77.01 SqM) | £13,000 per annum exclusive





KEY FEATURES

- Prominent location within the heart of Lichfield City Centre close to all amenities
- Close to the Bus Terminus and Lichfield City Railway Station
- Excellent access to A5, A38, M6 and M6 Toll
- Excellent views of Market Street
- LED Lighting and carpet floor coverings
- New Lease

LOCATION

Trinity House is prominently situated on Market Street in Lichfield City Centre. Market Street is a busy location in the centre of Lichfield, forming part of the central pedestrianised thoroughfare joining Bird Street to Market Square. The property is therefore immediately amongst all local facilities and a wide cross section of retail premises.

DESCRIPTION

Trinity House comprises a refurbished Grade II Listed building and offers well presented office suites.

Suite 3 is accessed via a private first floor entrance and is located to the second floor comprising an open plan office, with a separate partitioned office and meeting room offering excellent views of the pedestrianised Market Street with a shared kitchen and WC. The specification includes a suspended ceiling incorporating LED lighting, carpet floor coverings and perimeter trunking.

Area	SqFt	SqM
Suite 3	829	77.01
Total Floor Area	829	77.01

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TERMS

The property is available by way of a new lease for a term of 5 years.

ASKING RENT

£13,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards maintenance of the property and common areas. together with heating, lighting of the communal areas, water and refuse collection.

EPC

Energy Performance Asset Band B - 44.

BUSINESS RATES

To be reassessed.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which it is understood will be payable.

VIEWING

Strictly by prior appointment, please contact:



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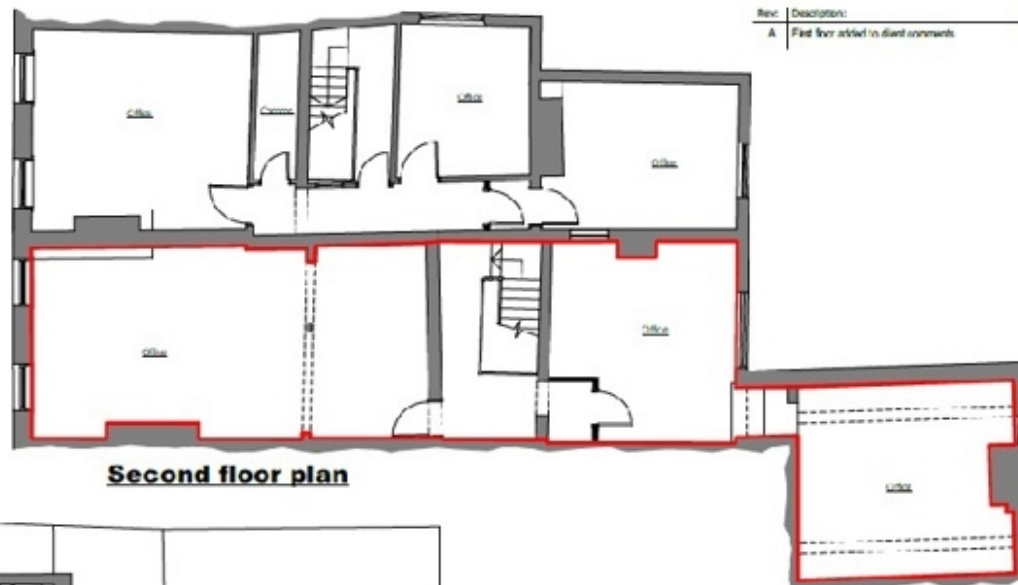


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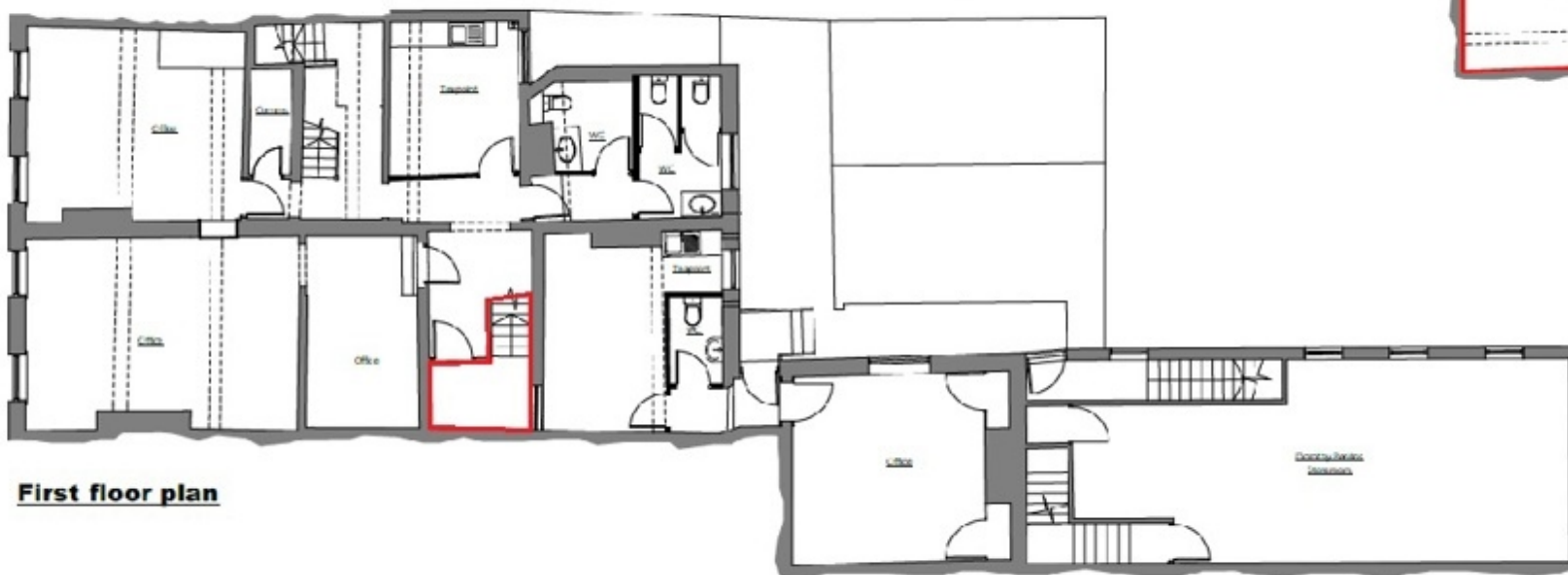
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



Rev	Description	Date
A	First floor added to client comments	03.07.15



Second floor plan



First floor plan

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