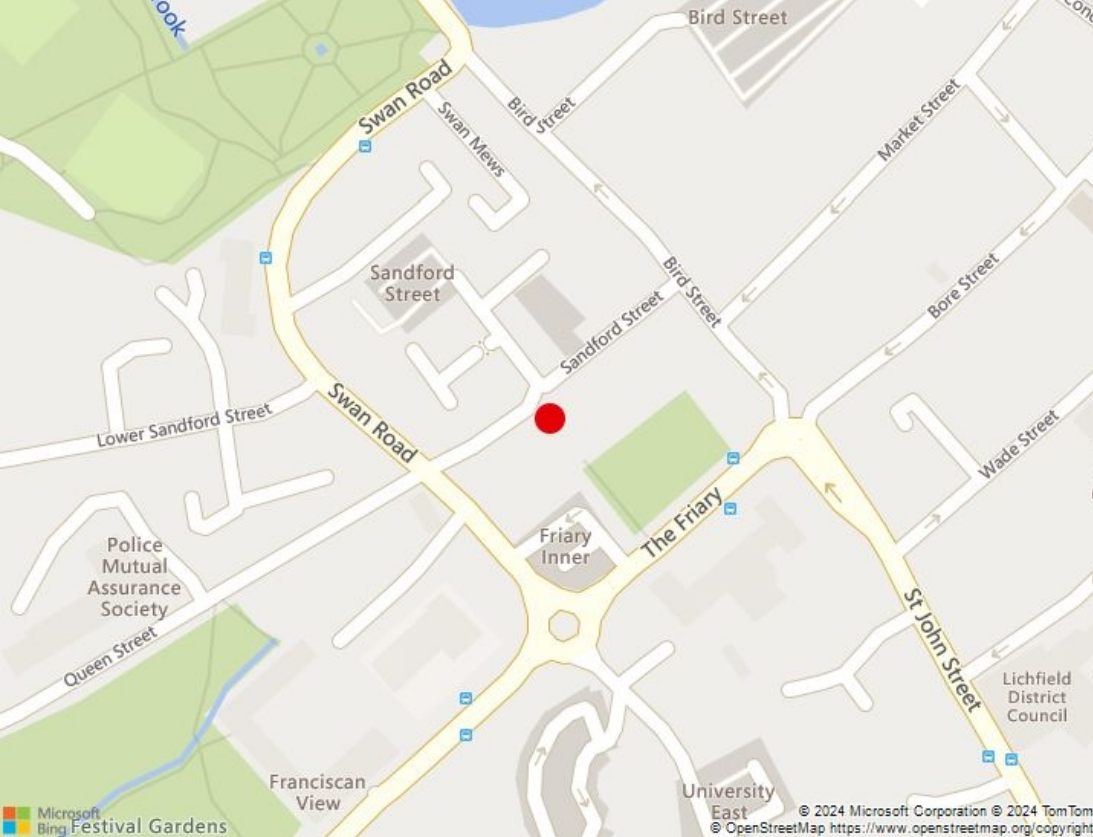


MODERN GROUND FLOOR OFFICE TO LET

28a Charter House, Ground Floor, Sandford Street, Lichfield, WS13 6QA

1,576 SqFt (146.41 SqM) | £24,000 per annum exclusive





KEY FEATURES

- Open plan office with a separate meeting room and reception area
- Private secure development
- Specification includes LED lighting, carpet floor coverings and gas central heating.
- Ground floor
- Close to shopping centre, railway station and bus terminus

LOCATION

The property is situated within the purpose built Charter Mews development in the centre of Lichfield. Charter Mews is accessed from Sandford Street which in turn has access off Swan Road. The location has been reinforced as a desirable location being adjacent to the City Point scheme and proximity to the gardens. All amenities including the shopping centre, railway station, bus terminus and local car parks are within a short distance of the property.

DESCRIPTION

The property benefits from separate access directly from Sandford Street or alternatively via a private entrance through the secure gated courtyard. The ground floor office suite extends to provide a predominantly open plan area together with a large meeting room and reception / break out area. The suite has private WC's and newly installed kitchenette and benefits from new carpeting, LED lighting and perimeter trunking.

Area	SqFt	SqM
Ground Floor	1,576	146.41
Total Floor Area	1,576	146.41



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TERMS

The property is available by way of a new internal repairing and insuring lease with service charge for a term of years to be agreed.

ASKING RENT

£24,000 per annum exclusive

SERVICE CHARGE

A contribution towards the service charge will be payable for internal and external common area repairs and maintenance. further details available upon request.

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

To be reassessed.

Businesses may benefit from rates relief on this property and 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.

LEGAL COSTS

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

VAT

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

VIEWING

Strictly by prior appointment, please contact:



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