

REFURBISHED WAREHOUSE - TO LET

Unit 10, Britannia Way, Britannia Enterprise Park, Lichfield, Staffordshire, WS14 9UY

5,000 SqFt (464.5 SqM) | £45,000 per annum exclusive





KEY FEATURES

- Prominently situated within the Britannia Enterprise Park in Lichfield
- Within easy reach of the A38 trunk road and M6 Toll Road
- Recently refurbished warehouse accommodation
- Minimum working height to eaves 5.88m
- 10 car parking spaces
- Virtual Tour available - click [here](#)

LOCATION

The subject property is situated prominently within 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 well presented end of terrace warehouse building which extends to provide an office, kitchen and Ladies & Gents WCs. The building offers a large warehouse area accessed via a roller shutter door situated to the front elevation. Externally the property offers 10 car parking spaces.

Area	SqFt	SqM
WAREHOUSE	4,342	403.37
ANCILLARY	658	61.13
Total Floor Area	5,000	464.5



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LEASE

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

ASKING RENT

£45,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable for the shared maintenance of the communal areas of the estate. Further details on request.

EPC

Assessment awaited.

BUSINESS RATES

Current Rateable Value £25,750.

Rates Payable 2022/2023 £12,849.25 prior to any transitional arrangements.

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

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

VAT

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

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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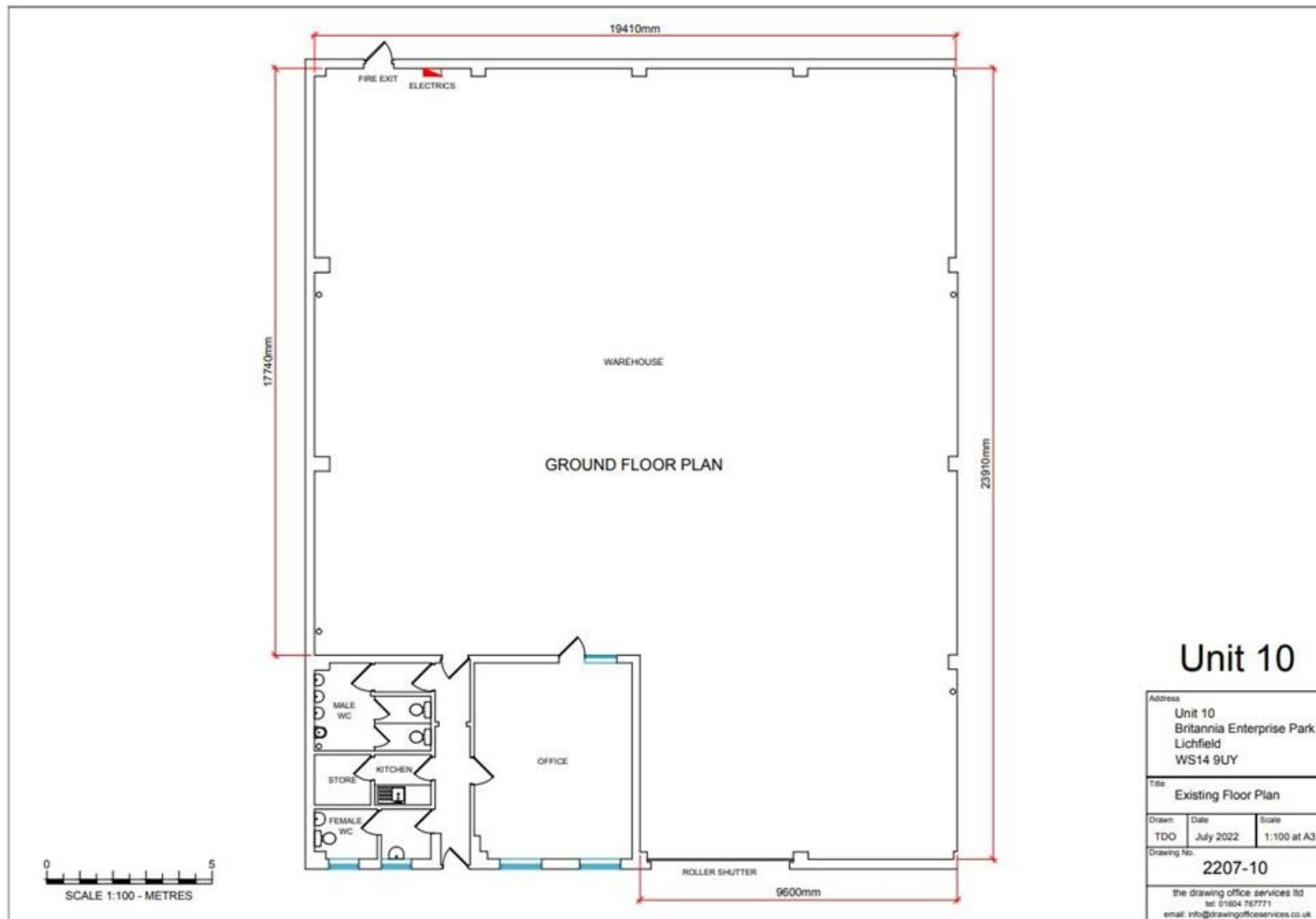


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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