

# WAREHOUSE PREMISES WITH TWO STOREY OFFICES - TO LET

Unit 50, Britannia Enterprise Park, Britannia Way, Lichfield, Staffordshire, WS14 9UY

3,157 SqFt (293.29 SqM) plus Mezzanine 705 SqFt (65.48 SqM) | £32,500 per annum exclusive





## KEY FEATURES

- Popular commercial estate
- Outskirts of Lichfield City Centre
- Well presented warehouse accommodation
- Two storey offices plus mezzanine
- Ample parking
- Prominent corner location

## LOCATION

The property is situated on a prominent corner position on the north eastern side of Britannia Way within Britannia Enterprise Park in Lichfield. Britannia Way has nearby access from Europa Way which in turn links with Cappers Lane (A5192) with nearby access with the southbound carriage of the A38. Britannia Way is situated approximately 2 miles to the north east of Lichfield City Centre and benefits from excellent road links with the A38, A5 and M6 Toll Road.

## DESCRIPTION

The subject property comprises a modern warehouse unit incorporating two storey offices and mezzanine together with ample parking within the popular Britannia Enterprise Park on the outskirts of Lichfield City Centre. The premises benefit from a prominent corner position and offer roller shutter door access from the front leading onto a warehouse. The ground floor extends to provide a mix of cellular offices, staff room, store, kitchen and WCS. To the first floor there is further office accommodation leading to a mezzanine which offers storage space and meeting room.



Area	SqFt	SqM
GF WAREHOUSE	863	80.17
GF OFFICE	1,405	130.52
FF OFFICE	889	82.59

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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

£32,500 per annum exclusive

## EPC

Energy Performance Certificate Band D - 96. Date of certificate 12 July 2016.

## BUSINESS RATES

Current Rateable Value £21,500. Rates Payable 25/26 £10,728.50.

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

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful applicant.

## 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 understand will be payable in this instance - solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



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