



# MODERN OFFICE SUITE TO LET

Suite 1, City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ



**884 SqFt (82.12 SqM) | £12,950 per annum exclusive**

## Key Features

- Prominent roadside location
- Excellently located in the heart of Lichfield city centre
- Within walking distance of local amenities and Lichfield City Railway Station
- Modern open plan accommodation
- Immediately available
- Air conditioned



## LOCATION

City Point occupies a prominent position on the corner of Swan Road and Sandford Street on one of the main routes into Lichfield City Centre. The scheme is situated in the heart of the city within an established commercial location immediately opposite the Premier Inn and close to the central pedestrianised area and Lichfield City Railway Station. All local amenities are within easy walking distance.

## DESCRIPTION

The property is located on the first floor within a modern three storey building offering retail / leisure on the ground floor and residential above and was built in 2015. The property is accessed via a shared entrance with access controls and a lift. The property is predominantly open plan with a glass partitioned meeting room to the rear and separate WC. There is a shared kitchen area with one other tenant and one car parking space in the secure gated car park.

Area	SqFt	SqM
Suite 1	884	82.12
<b>Total Floor Area</b>	<b>884</b>	<b>82.12</b>

## TERMS

The property is available by way of sub-let for the remaining term. The landlord may also consider a new internal repairing and insuring lease. Further details available upon request.

## ASKING RENT

£12,950 per annum exclusive

## SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas, car park and landscaping. Further details available upon request.

## BUSINESS RATES

To be re-assessed for rating purposes.

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

## EPC

Energy Performance Certificate available upon request.

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

## VAT

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

## VIEWING

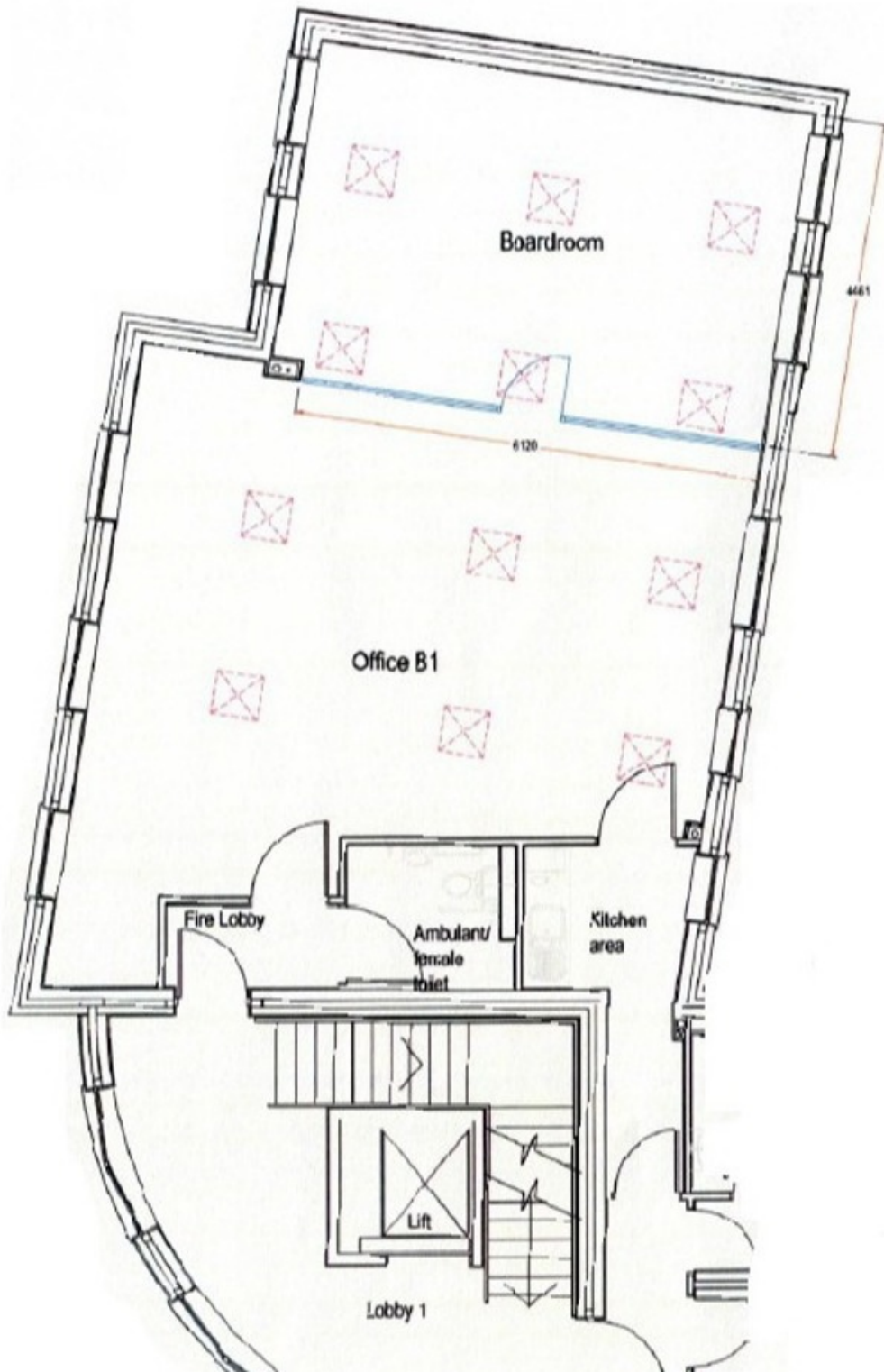
Strictly by prior appointment, please contact:



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