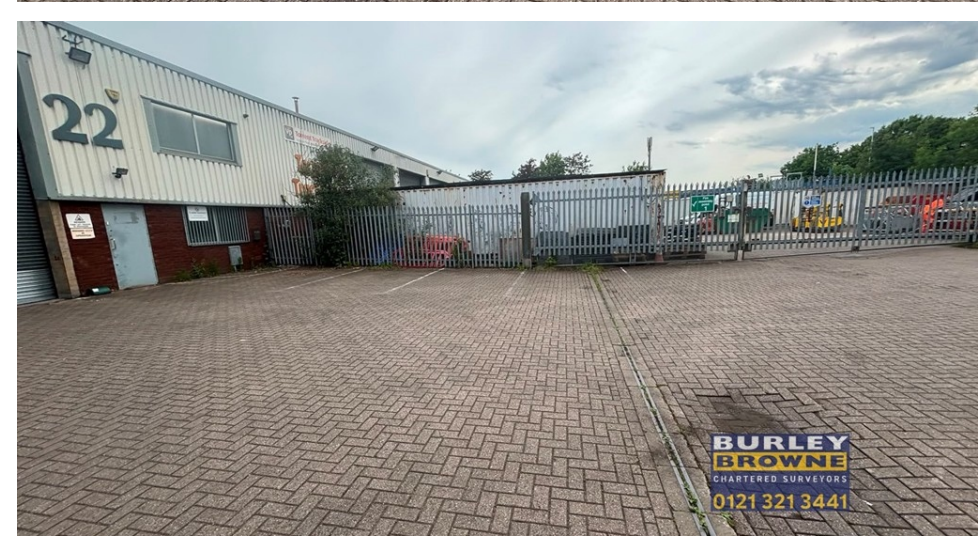


# WAREHOUSE PREMISES - TO LET

Unit 22, Europa Way, Britannia Enterprise Park, Lichfield, Staffordshire, WS14 9TZ

1,994 SqFt (185.24 SqM) plus Mezzanine 687 SqFt (63.87 SqM) | £23,500 per annum exclusive





## KEY FEATURES

- Modern warehouse premises with front roller shutter
- Well established and popular commercial location
- Minimum eaves height 5m
- On Site Parking
- Within easy access of A38 trunk road
- Mezzanine included

## LOCATION

The property is situated on the popular Britannia Enterprise Park on the outskirts of Lichfield, lay adjacent to the A38 trunk road approximately 2 miles to the east of Lichfield City Centre. Europa Way has nearby access with Cappers lane (A5192) with nearby access with the southbound carriage of the A38. This in turn provides links with A5 and M6 Toll Road.

## DESCRIPTION

The subject property comprises a modern mid-terrace unit situated within the popular Britannia Enterprise Park in Lichfield. The premises extend to provide predominantly warehouse accommodation incorporating offices and ground and first floor together with staff kitchen and WCs. The property also includes a good sized mezzanine suitable for storage purposes. Minimum internal eaves approximately 5m.

Area	SqFt	SqM
GF - WAREHOUSE/OFFICE	1,855	172.33
FF - OFFICE	139	12.91
<b>Total Floor Area</b>	<b>1,994</b>	<b>185.24</b>



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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

£23,500 per annum exclusive

## EPC

Energy Performance Asset Band Rating E - 114.

## BUSINESS RATES

Rateable Value £16,750. Rates Payable £7,236.00 - 2026/2027 .

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. 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 will be payable.

## VIEWING

Strictly by prior appointment, please contact:



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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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