



WAREHOUSE PREMISES - TO LET

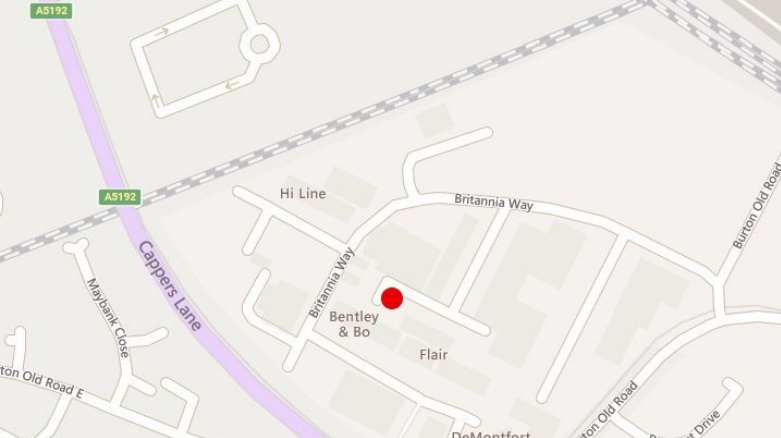
Unit 41, Britannia Enterprise Park, Britannia Way, Lichfield, Staffordshire, WS14 9UY



1,150 SqFt (106.84 SqM) | £17,250 per annum exclusive

Key Features

- Popular commercial estate
- Recently refurbished accommodation
- Within easy access of A38 trunk road and M6 Toll Road
- Outskirts of Lichfield City Centre
- Roller shutter access door (4.26m x 3.92m)
- Minimum internal eaves height approx. 4.5m



LOCATION

The property is situated 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 an end of terrace warehouse unit situated within the popular Britannia Enterprise Park in Lichfield. The building offers predominantly warehouse space with ancillary WCs and office. To the front elevation there is an electronically operated roller shutter door. Forecourt parking.

Area	SqFt	SqM
WAREHOUSE	1,150	106.84
Total Floor Area	1,150	106.84

TERMS

The property is available on the basis of a new Full Repairing and Insuring lease.

ASKING RENT

£17,250 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping. Further details are available on request.

BUSINESS RATES

Rateable Value £10,000 per annum. Rates Payable £4,320 per annum. 2026/2027 prior to any transitional arrangements or small business relief.

However, businesses may benefit from 100% business rate relief. Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

EPC

Energy Performance Rating D-91. Certificate available on 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

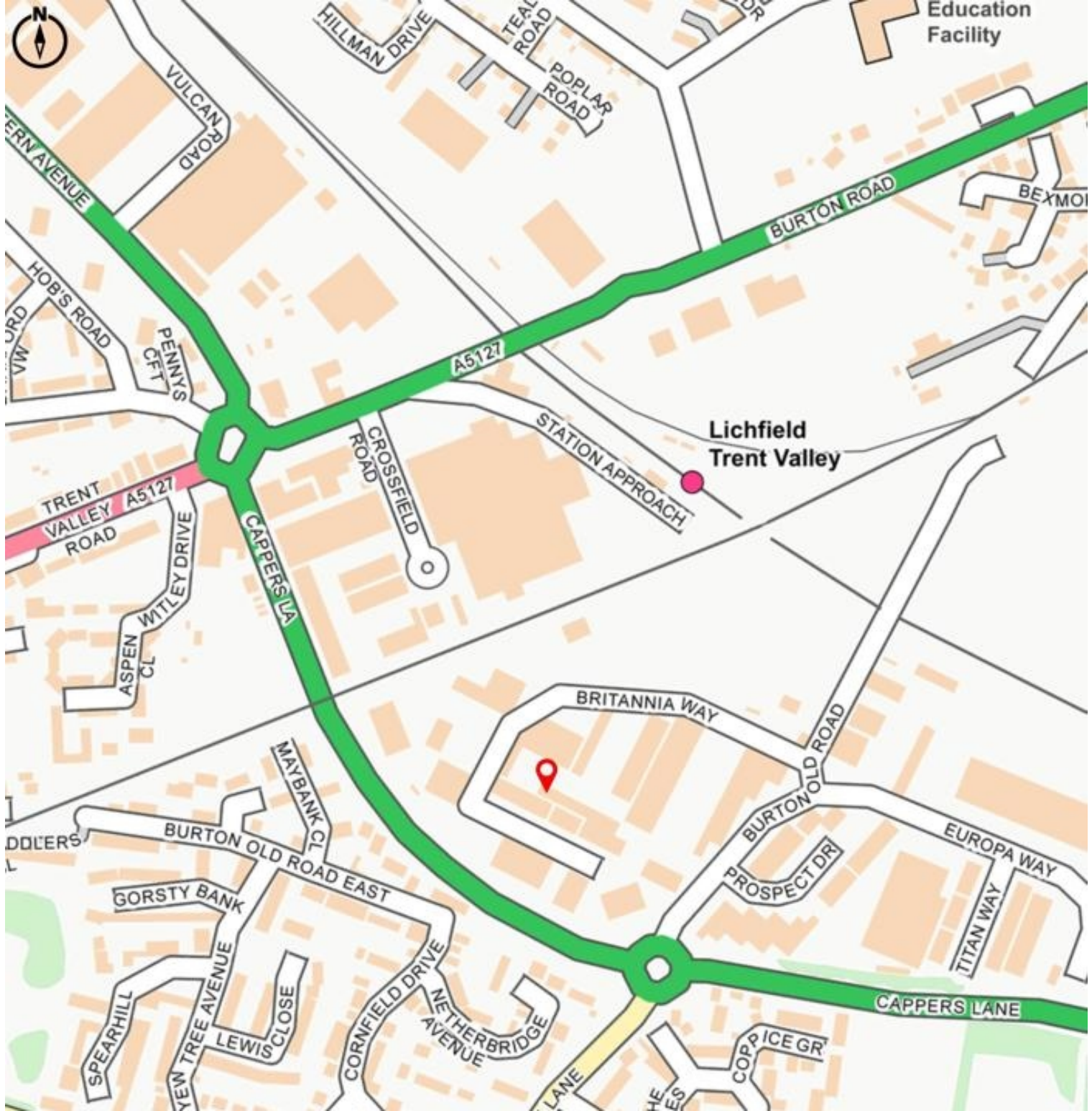
All figures quoted are exclusive of VAT which will be payable.

VIEWING

Strictly by prior appointment, please contact:



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