



NEW BUILD OFFICES TO LET - COMING SOON

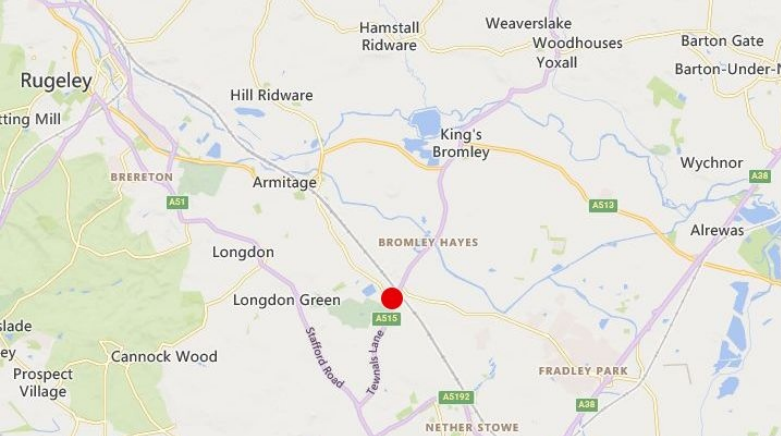
Yew Tree Farm, Lichfield Road, Hanch, Lichfield, Staffordshire, WS13 8HQ



1,500 - 5,200 SqFt (139.35 - 483.08 SqM) | On Application

Key Features

- New build barn style offices
- Potential to be split to provide two smaller offices
- Ample parking
- Built to a high specification
- Attractive rural setting
- Coming soon



LOCATION

The proposed office development is located in an attractive rural setting sitting just off B5014 Lichfield Road, nestled between this and A515 Tewnals Lane in Hanch, a small hamlet approximately 4 miles to the north of Lichfield City Centre. There is a bus stop just outside of the property servicing the 828 and 829 routes to Lichfield City Centre, Stafford and Rugeley.

DESCRIPTION

The office development is to comprise a single storey detached 'barn style' property built to a high specification to include air conditioning, double glazing, LED lighting, separate kitchen and WC facilities. Ample car parking spaces.

The open plan offices totalling approximately 5,200 sq ft would suit a single occupier or alternatively could be split to provide two smaller offices, the sizes of which are to be agreed.

Planning permission has been obtained for offices, with the planned development to be available from 2025. However, alternative uses such as Day Nursery or Medical will be considered (subject to planning).

Area	SqFt	SqM
Office 1	3,250	301.92
Office 2	1,950	181.16
Total Floor Area	5,200	483.08

TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

ASKING RENT

On Application

BUSINESS RATES

The premises will require assessing for rating purposes.

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the landlords legal costs in the event that the proposed tenant withdraws once solicitors instructed will be required.

VAT

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

VIEWING

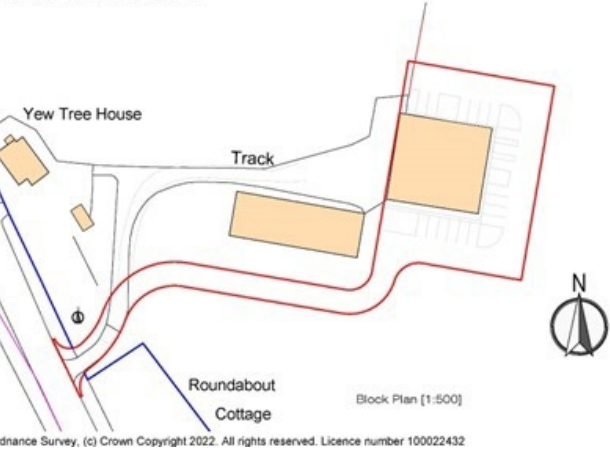
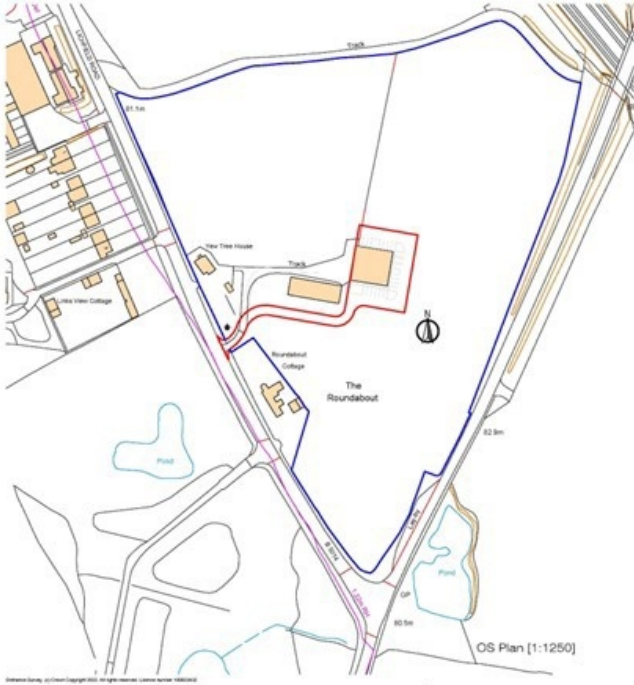
Strictly by prior appointment, please contact:



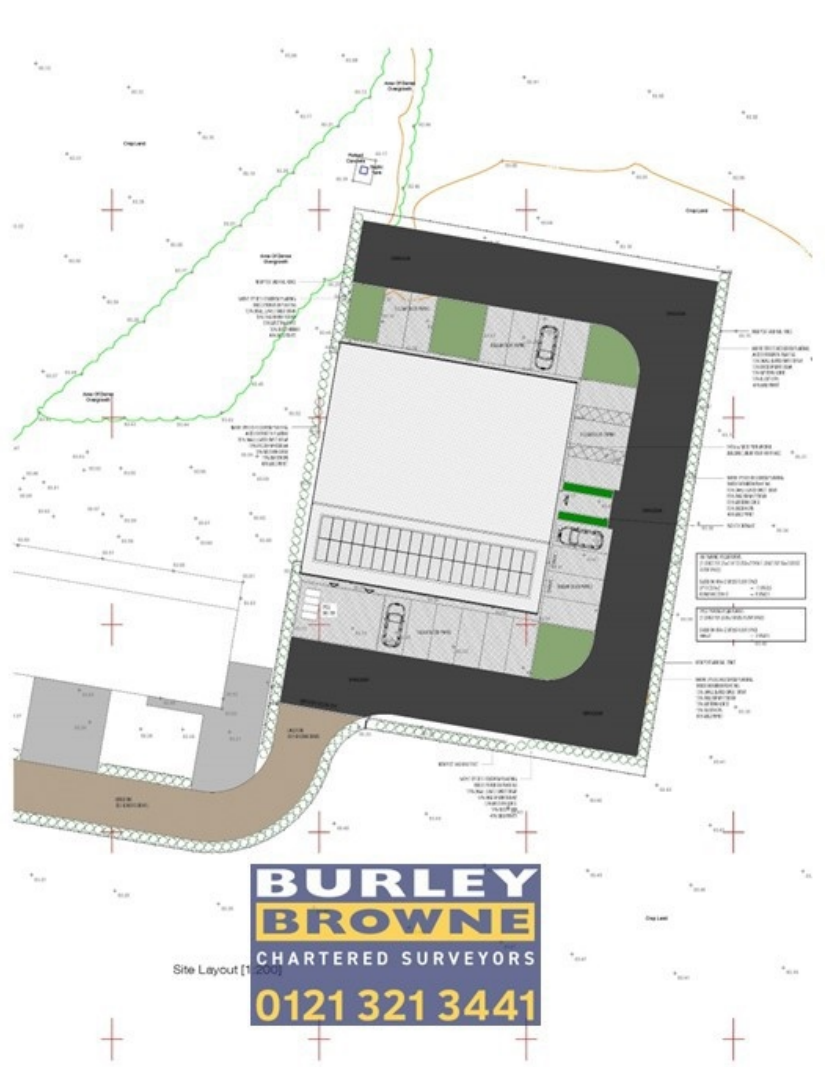
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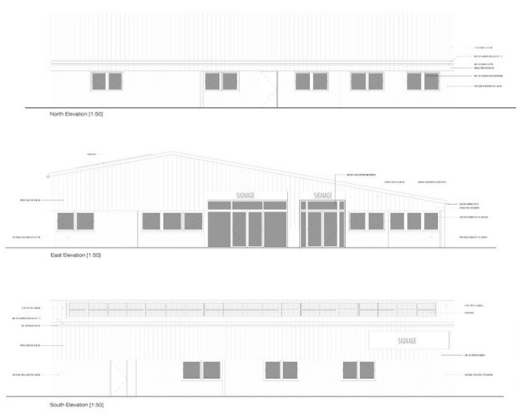


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