

MODERN END OF TERRACE OFFICE TO LET (MAY SELL)

7 Three Spires House, Station Road, Lichfield, Staffordshire, WS13 6HX

1,597 SqFt (148.36 SqM) | £300,000 Guide Price / £23,000 per annum exclusive





KEY FEATURES

- Adjacent Lichfield City Railway Station
- High Specification Offices
- 7 car parking spaces
- Within walking distance of Lichfield City Centre, Railway Station and Bus Terminus
- Available Freehold with vacant possession

LOCATION

The property is situated to the south easterly side of Station Road which continues in a north westerly direction linking within Birmingham Road A5127 and further with Lichfield City Centre. The immediate surrounding area comprises a variety of uses including offices and residential dwellings and is in close proximity to Lichfield City Railway Station.

DESCRIPTION

The property comprises a two storey end of terrace office building forming part of a larger parade of 7 similar style units constructed in the late 1980's. Internally the offices offer predominantly open plan offices providing good quality accommodation across ground and first floors. The specification includes suspended ceilings, LED lighting, air conditioning units, floor boxes on the first floor, perimeter trunking, WC's on both floors and modern kitchen on the ground floor. The property is accessed from the front and rear and also benefits from 7 car parking spaces within the shared car park at the rear.



Area	SqFt	SqM
Ground Floor	798	74.13
First Floor	799	74.23
Total Floor Area	1,597	148.36

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TERMS

The property is available by way of a new full repairing and insuring lease for a term of 5 years or multiple thereof.

Alternatively, the property is available Freehold with vacant possession.

ASKING PRICE / RENT

£300,000 Guide Price / £23,000 per annum exclusive

SERVICE CHARGE

A contribution to the shared car park may be payable. Further details available upon request.

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.

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 we understand will be payable.

VIEWING

Strictly by prior appointment, please contact:



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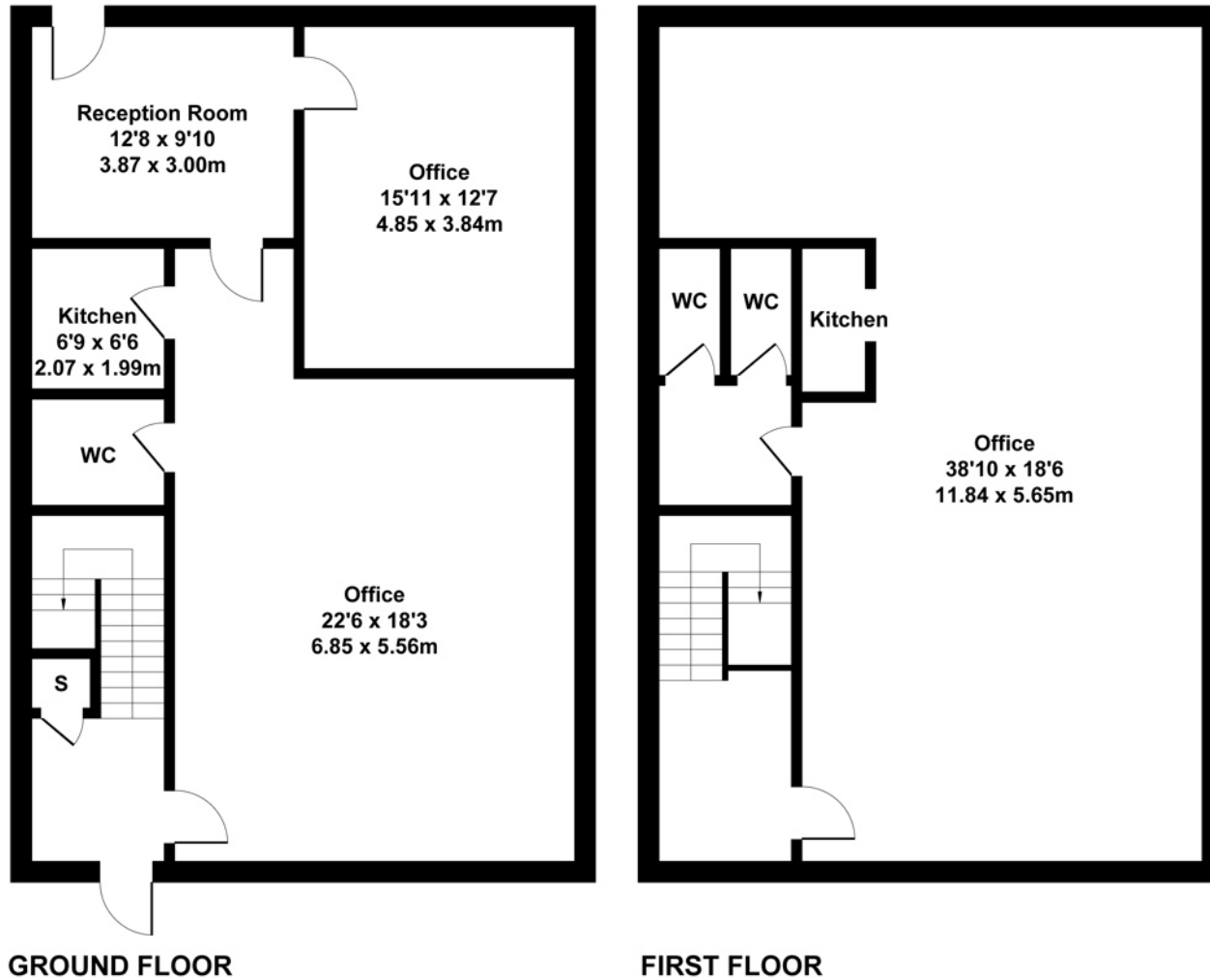


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Unit 7, Three Spires House, Lichfield

Approximate Gross Internal Area
1970 sq ft - 183 sq m



Not to Scale. Produced by The Plan Portal 2025
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