



Office 3, Blithbury Road, Hamstall Ridware, Rugeley, WS15 3RT

To Let: 28.9 sqm / 311 sq ft

HOWKINS &
HARRISON

Office 3

Blithbury Road
Hamstall Ridware
Rugeley
WS15 3RT

A self contained office suite that has been recently refurbished situated in an attractive rural location with occupation available immediately.

Features

- Rural Location
- Available Immediately
- Self Contained Office Accommodation
- Ample Parking

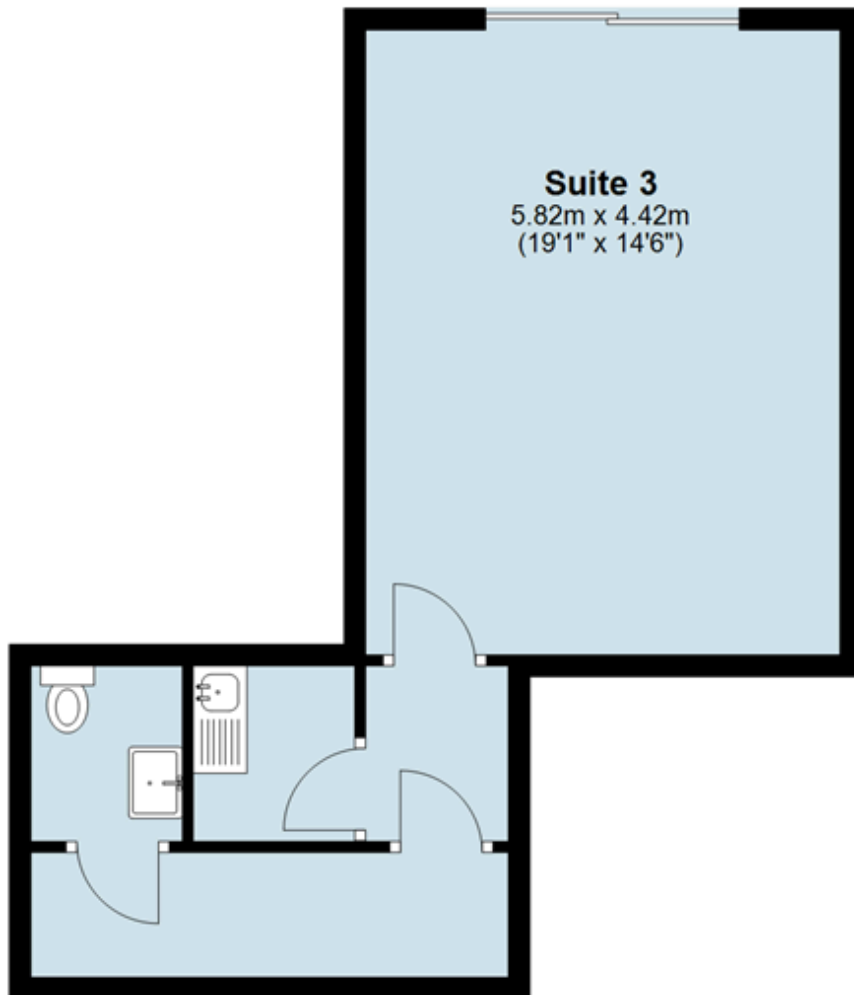
Description

The suite has far reaching views across the countryside and extends to 311 sq ft of recently refurbished office accommodation and benefits from a kitchenette and WC facilities.

The suite has its own electric meter, electric heaters, plug sockets and large patio doors looking onto neighbouring fields.



Floor Plan



Location

Located on the edge of the village of Hamstall Ridware only 9 miles north of the city of Lichfield, the property is conveniently located 2.5 miles from the A515 and 10 miles from the A38 which links to the A50, M6 Toll and the M42.

Tenure & Possession

The suite is available on a new flexible lease with terms to be agreed.

The lease will be contracted out of S24-28 of The Landlord and Tenant Act 1954.

Local Authority

The local authority is Lichfield District Council.

Services

We are advised that main services are connected to the property, including mains water, drainage and electricity. Payment for water is included within the rent and the electricity is metered.

The tenant will be responsible for the payment of electricity from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP

Deposit

A deposit will be required to be held for the duration of the term.

Business Rates

The property is not yet rated for Business Rates. Should Business Rates become payable the tenant will be responsible from the initial date of occupation.

What3Words

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Planning

We understand the unit benefits from the correct planning permission to be used as an office.

We recommend interested parties make their own enquiries to the Planning Department of Lichfield District Council.

Viewing

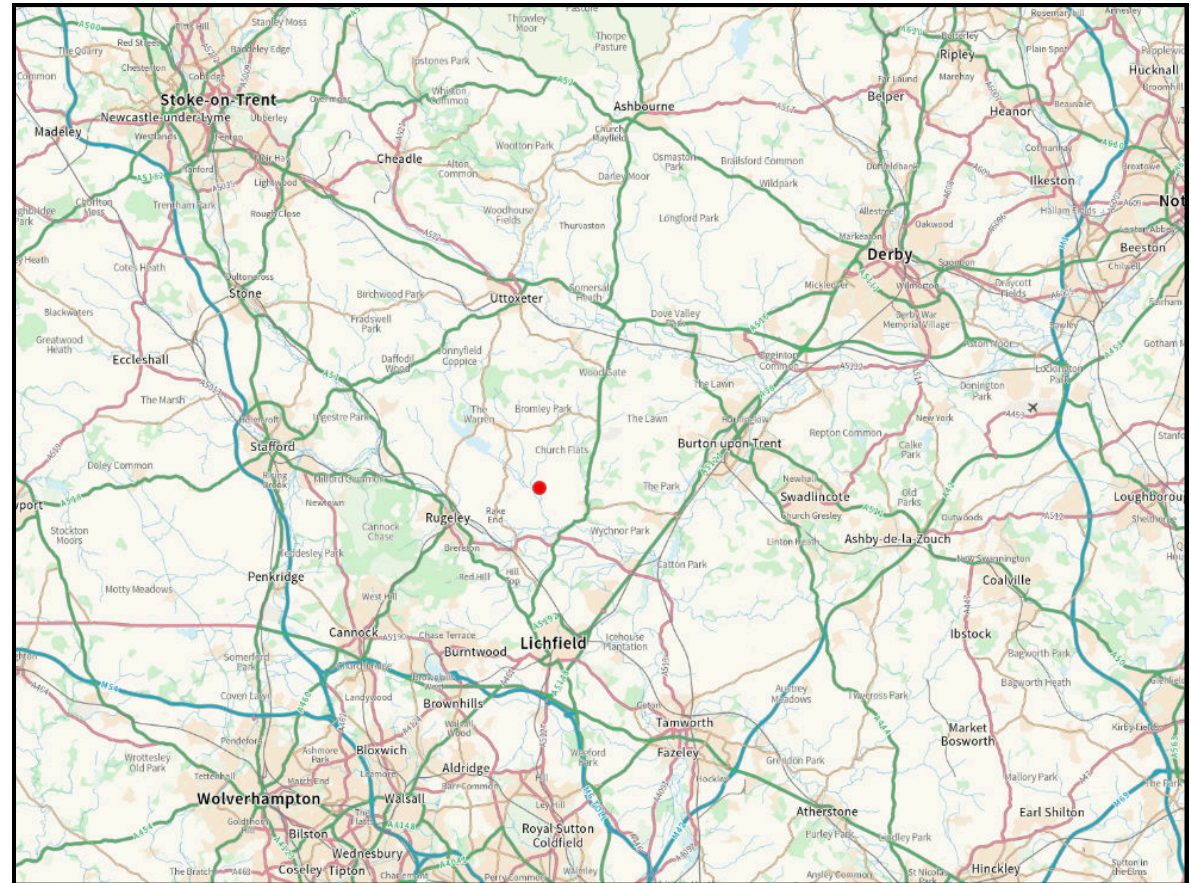
Accompanied viewings only, strictly by appointment with Howkins & Harrison on 01530 877977.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposes only.

Anti Money Laundering Information

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a letting. We will conduct an AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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