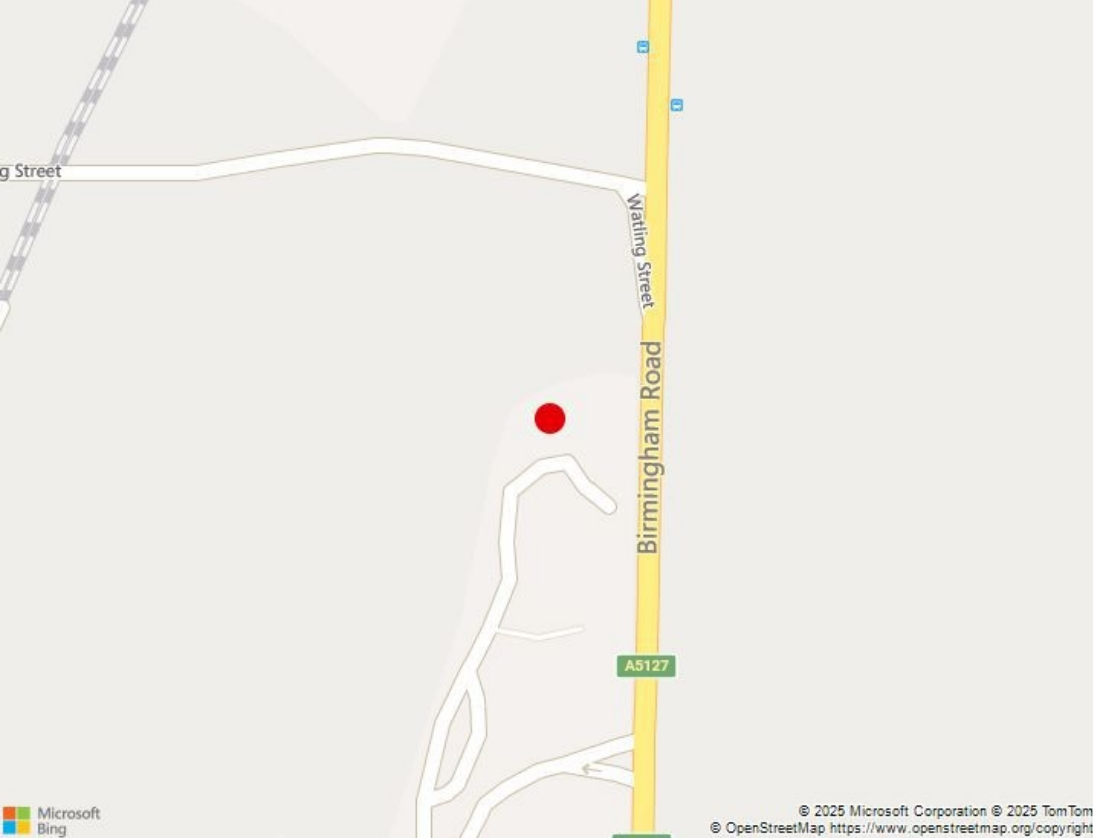


MODERN FIRST FLOOR OFFICE TO LET

Unit 3.2, Building 3, Lichfield South The Wall, Lichfield, Staffordshire, WS14 0QP

3,545 SqFt (329.33 SqM) | £77,990 per annum exclusive





KEY FEATURES

- Located on established business park
- 15 designated car parking spaces
- Suspended ceilings and raised floors
- Open plan accommodation with meeting room / private office
- Comfort cooling system
- Virtual Tour click [here](#)

LOCATION

The property is prominently situated within Lichfield South, a modern mixed-use development to the south of Lichfield City Centre and benefits from nearby road links with Junction T5 of the M6 Toll Road, A5 and A38 trunk roads. Lichfield is conveniently situated approximately 20 miles to the north of Birmingham and 25 miles to the south of Derby. Lichfield South comprises a mixed-use development of office and leisure occupiers. Notable nearby operators include McDonalds, Costa, David Lloyd Gym and Holiday Inn.

DESCRIPTION

The unit is situated on the first floor within a two storey detached office property within an established business park and accessed via a shared reception area with stair and lift access to the first floor landing area where the shared WCs are located. The unit extends to provide open plan accommodation which includes: suspended ceilings with modern LED lighting, raised floors, comfort cooling, sound-proofed meeting room, large kitchen/breakout area, fire resistant comms room, new carpeting and extensive windows with views of the countryside to the rear. The unit comes with 15 allocated car parking spaces.



Area	SqFt	SqM
First Floor	3,545	329.33
Total Floor Area	3,545	329.33

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TERMS

The unit is available by way of a new Internal Repairing and Insuring lease, the terms of which are to be agreed.

ASKING RENT

£77,990 per annum exclusive

SERVICE CHARGE

A contribution towards the service charge is payable towards the cost of utilities and repairing & maintaining the building /wider estate. Further details are available on request.

EPC

Energy Performance Certificate Rating - C-51.

A full copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value £34,500 obtained from the Valuation Office Rating List.

However businesses may benefit from 100% business rates relief in 2025/2026 on this property. 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.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT which shall 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.