



FULLY REFURBISHED HIGH QUALITY OFFICE SUITE TO LET - ONE SUITE REMAINING

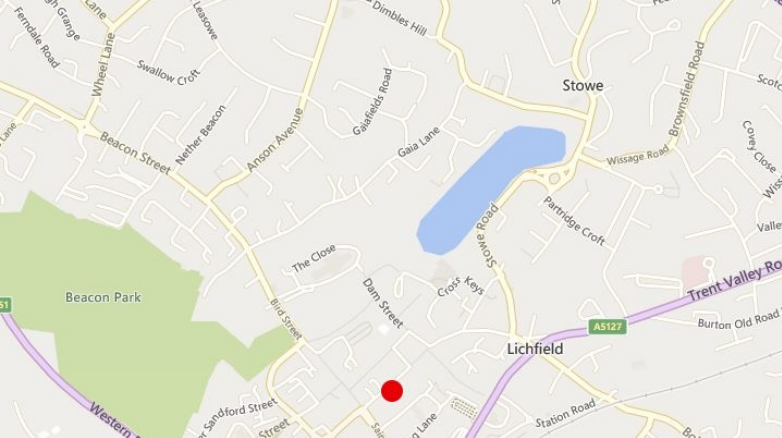
Mansell House 22 Bore Street, Lichfield, Staffs, WS13 6LL



858 SqFt (79.71 SqM) | £10,500 per annum exclusive

Key Features

- Located within the heart of Lichfield City Centre
- Excellent road links including A5, A38, M6 and M6 Toll
- Parking available
- Close proximity to Lichfield City Railway Station and Bus Terminus
- High quality refurbished office - final suite remaining
- Virtual Tour - click [here](#)



LOCATION

The property occupies a prominent position within the pedestrianised area of Bore Street in the heart of Lichfield City Centre. Neighbouring occupiers on Bore Street include Barclays Bank, White Stuff, Café Nero and Wilkinson.

DESCRIPTION

The accommodation comprises 3 self-contained office suites which are refurbished to a high standard to include carpeting, LED lighting, access control and perimeter trunking. The property has undergone a complete refurbishment throughout and offers great views of Lichfield City Centre.

Area	SqFt	SqM
Suite 2 - Second Floor	858	79.71
Total Floor Area	858	79.71

LEASE

The property is available on the basis of a new Internal Repairing and Insuring Lease, the length of which is to be agreed by way of negotiation.

ASKING RENT

£10,500 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable for shared maintenance of the building, heating and common areas.

Further details available on application.

BUSINESS RATES

The property is to be re-assessed for Business Rates following completion of the refurbishment.

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

EPC

A full copy of Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to 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 in this instance, solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

