



OFFICE SUITES TO LET

Lichfield House, Coppice Side Industrial Estate, Brownhills, Walsall, West Midlands, WS8 7EX



203 - 746 SqFt (18.86 - 69.3 SqM) | On Application

Key Features

- Can be let individually or combined.
- Excellent access to the A38 and A5 Trunk Roads.
- New Lease.
- Convenient location for access to all local amenities.
- Flexible terms available.
- On site car parking.



LOCATION

The property is well situated on Coppice Side Industrial Estate in Brownhills which offers a combination of office, workshop and warehouse buildings. The Coppice Side Industrial Estate is accessed off the Lichfield Road A4124 subsequently providing access to Brownhills and the A5 Trunk Road via the A452 Chester Road. Lichfield, Walsall and Bloxwich are located nearby and the property is well placed to access the Midland motorway network including the M6 and M6 Toll.

DESCRIPTION

The premises comprise two office suites to the first floor accessed via ground floor reception and can be Let individually or combined. Kitchen and WCs are available within the building for use by prospective tenants.

Area	SqFt	SqM
Suite 5a	203	18.86
Suite 6	543	50.44
Total Floor Area	746	69.3

LEASE

Suites are available by way of a new lease for a term of 12 months. The lease will be contracted outside of the Landlord & Tenant Act 1954. Shorter or longer terms may also be available.

ASKING RENT

Suite 5a - £340 per calendar month - inclusive of all outgoings except business rates and VAT.

Suite 6 - £750 per calendar month - inclusive of all outgoings except business rates, VAT and electricity which is sub-metered.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Walsall).

EPC

Energy Performance Certificate available upon request.

LEGAL COSTS

Each party is 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 applicable.

VIEWING

Strictly by prior appointment, please contact:

Burley Browne

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