



# OFFICE SUITE TO LET ON FLEXIBLE LEASE TERMS

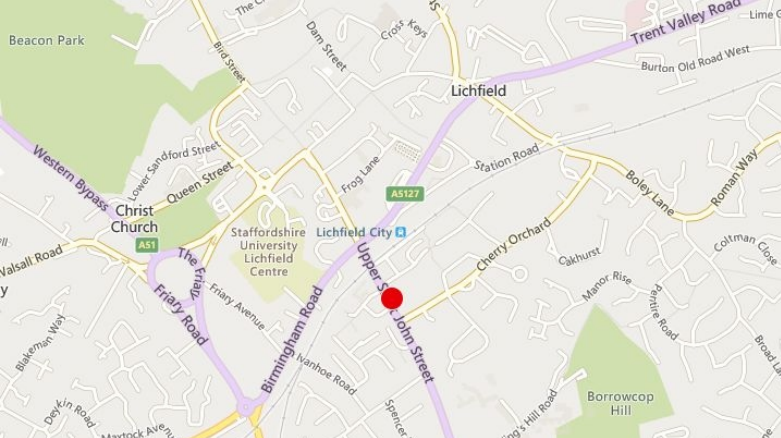
69 Upper St John Street, Lichfield, Staffordshire, WS14 9DT



215 SqFt (19.97 SqM) | £395.00 per calendar month

## Key Features

- Prominently located on Upper St John Street
- Excellent access to the A38 and A5 trunk roads
- Flexible lease terms available
- Within walking distance of Lichfield City Railway Station, Bus Terminus and shopping centre
- Open plan office suite.
- New licence agreement



## LOCATION

The property is located approximately 0.5 miles from the centre of Lichfield cathedral city in Staffordshire and being approximately 18 miles to the north of Birmingham city centre and 30 miles to the south of Burton Upon Trent. The property is located a short distance from Lichfield City Railway Station and Lichfield city centre, providing easy access to all local amenities.

## DESCRIPTION

The premises comprise one vacant office. Office 4 being located to the first floor and accessed off a central corridor provides 215 sq ft. The office benefits from carpet floor coverings, perimeter trunking, gas central heating and access to a shared kitchen and WCs.

| Area                    | SqFt       | SqM          |
|-------------------------|------------|--------------|
| Office 4                | 215        | 19.97        |
| <b>Total Floor Area</b> | <b>215</b> | <b>19.97</b> |

## TERMS

The office is available by way of a flexible monthly licence agreement.

## ASKING RENT

£395.00 per calendar month

## BUSINESS RATES

Each suite has its own business rates assessment and therefore occupiers may benefit from 100% small business rates relief on this property.

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

## EPC

Energy Performance Certificate available upon request.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

All figures quoted are exclusive of VAT, which we understand will not be applicable. However, the landlord reserves the right to charge VAT in the future.

## VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins  
DDI: 0121 321 3441  
Mob: 07738 713829  
E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)



0121 321 3441  
www.burleybrowne.co.uk



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