

Telephone: 01827 60519
Facsimile: 01827 69018

98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF



PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

OPEN PLAN OFFICE SUITE WITH GENEROUS PARKING
TO LET
AT
SUITES 4-6 OFFA HOUSE
ORCHARD STREET
TAMWORTH B79 7RE



- 284.20 SQ M (3059 SQ FT) MAY DIVIDE
- LED LIGHTING, RADIATOR HEATING
- 15 NO. CAR PARKING SPACES

Tel: 01827 60519



PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) all rentals and prices are quoted exclusive of VAT.

SUITES 4-6 OFFA HOUSE, ORCHARD STREET, TAMWORTH

LOCATION

Offa House lies opposite Tamworth Borough Council's Marmion House in the centre of the popular South Staffordshire town of Tamworth. This busy market town lies approximately 18 miles north-east of Birmingham and is an important commercial centre for the Greater West Midlands and South Staffordshire Region.

All usual town centre retail and banking amenities are within 100m. The main line railway station is less than 10 minutes walk.

DESCRIPTION

Offa House is an imposing four storey red brick building built at the end of the 19th Century and is offered in good decorative order. The accommodation occupies the whole of the first floor and has the benefit of passenger lift access. There is a ground floor reception direct from Orchard Street and a secure coded access from the car park. A voice entry system is also in place at the car park entrance.

The building has the special benefit of an excellent car park.

The accommodation comprises a mix of open plan and private office space. It is centrally heated, has LED lighting and skirting trunking and extends to:-

SUITE 4	27.04 sq m (291 sq ft)
SUITE 5	146.79 sq m (1580 sq ft)
SUITE 6	110.37 sq m (1188 sq ft)

TOTAL FLOOR AREA: 284.20 SQ M (3059 SQ FT)

Preference will be given to letting the accommodation as a single entity but consideration will be given to letting the accommodation in 2 separate suites.

OUTSIDE: 15no. dedicated car parking spaces in total.

GENERAL INFORMATION

TENURE The premises are available to let on a new Lease for a term of years to be agreed.

RENTAL: £30,000.00 pa (for the whole of Suites 4-6)

RATING INFORMATION: From the Valuation Office Website:-

Rateable Value:	Suite 4	£15,000.00
	Suite 5	£20,750.00
	Suite 6	£ 4,050.00

Car parking is rated separately.

* The Uniform Business Rate Multiplier is 49.9p
For the period 1st April 2025 to 31st March 2026

SUITES 4-6 OFFA HOUSE, ORCHARD STREET, TAMWORTH

If occupied by a single tenant the three Rateable Values should be combined and a lower total liability is likely to result.

Prospective tenants are advised to make their own enquiries by contacting Tamworth Borough Council on (01827) 709530.

SERVICES:

All mains services are provided to the building. The property is heated by way of gas fired radiator central heating. The Landlord maintains the lift, exterior, car park and common parts of the interior and levies a service charge.

USE:

The premises are suitable for general office purposes.

EPC:

D93.

VAT:

VAT will be levied on the rent and service charge.

COSTS:

Each party shall bear their own legal costs in this transaction.

VIEWING:

Strictly via prior appointment with the sole agents:

PETER J. HICKS & CO.

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☎ (01827) 60519



SUITES 4-6 OFFA HOUSE, ORCHARD STREET, TAMWORTH



Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

Details-4-6 Offa 02.06.2025



PETER J. HICKS
& Co.
CHARTERED SURVEYORS

LOCATION PLAN

1ST FLOOR, THE MANOR HOUSE
LICHFIELD STREET
TAMWORTH

NOT TO SCALE

