

*CHARACTER RURAL OFFICES*

**TO LET**

*AT*

**THE OLD BYRE  
PACKINGTON HAYES  
TAMWORTH ROAD  
LICHFIELD WS14 9PN**



□ 126.01 SQ M (1357 SQ FT)

□ ON SITE PARKING

**LOCATION**

Packington Hayes lies off the northern side of the A51 Tamworth Road and approximately midway between Tamworth and Lichfield. The premises are approached via a private concrete drive from Tamworth Road which leads to a further private drive to the Packington Hayes development of offices, workshops and warehouse buildings.

## **DESCRIPTION**

A self-contained Ground Floor suite of offices comprising:-

LOBBY / RECEPTION            2.84m x 3.86m = 10.96 sq m  
With ceramic tiled floor and exposed beams and tea station and WC off

OFFICE                            8.29m x 4.04m = 33.49 sq m  
Plastered to the roof pitch with feature exposed beams and skirting network trunking.

OFFICE                            2.65m x 4.05m = 10.73 sq m  
With beamed ceiling.

OFFICE                            7.27m x 8.29m = 60.27 sq m  
Having skirting network trunking.

STORE                            4.42m x 2.39m = 10.56 sq m

TOTAL OFFICES                115.45 sq m (1243 sq ft)

STORE                            10.56 sq m (114 sq ft)

**TENURE:**                    The premises are available to let by way of an assignment of the existing Lease of the premises which expires 31<sup>st</sup> March 2028.

**RATING INFORMATION:**    Prospective Tenants are advised to discuss with the agent.

**SERVICES:**                Mains water and electricity are connected to the premises. Drainage is by way of private septic tank.

**USE:**                         The premises are suitable for office use.

**EPC:**                         D96