



## Lichfield Business Village, Lichfield, WS13 6QG

£5,000 Per Annum



137.00 sq ft

An office available with potential for 2 person desk with 24hr access and car parking available as well as meeting rooms, kitchen and toilets. All inclusive rents except telephone calls.

Offices available from 137 sq.ft to 700 sq.ft



## Description

The property comprises a purpose built business village with a number of access points and is fully DDA compliant. Doors lead to the individual offices which are fully fitted with tables, chairs and cupboards. The rooms are carpeted and have painted walls and ceilings and perimeter trunking with large data points and sockets. An intercom system on the front door gives access into the building. During the hours of 9am to 5pm there is a reception area for visitors.

There is a shared kitchen as well as a meeting room with no capped usage and can be booked online with a booking form. There are also toilets. Each room has full gas fired central heating system and double glazed windows. Outside there is car parking for one car per office.

## Location

The property is located on the Lichfield Staffordshire University Campus just off The Friary approximately a quarter mile from Lichfield Town Centre. The Town Centre is within walking distance of the property and has major retail and leisure facilities. There is good access onto the A51 which follows the M6 Toll Road and there is a junction just south of Lichfield.

This is an ideal opportunity to occupy an office within a business community.

## Accommodation

Various Offices available from 137 Sq.Ft to 700 sq.ft

Availability as of 28.04.2025

No.5 : 156 sq ft (14.5 sq m) suit 2-3 people with a rent of £470 + VAT

No.16 : 182 sq ft (16.9 sq m) suit 3 people with a rent of £550 + VAT

No. 17 : 161 sq ft (15.0 sq m) suit 3 people with a rent of £490 + VAT

No.20 : 208 sq ft (19.3 sq m) suit 4 people with a rent of £625 + VAT

No.21 : 451 sq ft (41.9 sq m) suit 7-8 people with a rent of £1,355 + VAT

## Services

All mains services are believed to be connected to the property

## Tenure

The rents are all-inclusive except for telephone calls (internet calls only) and business rates

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value for 2019/20 is to be confirmed. The standard non-domestic business rates multiplier is 50.4p. The small business multiplier is 49.1p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

## Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

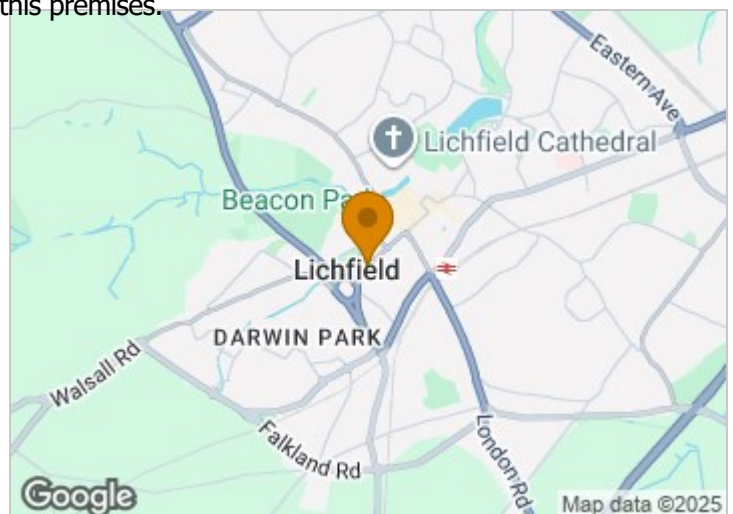
## Viewing

Strictly by appointment via bjb commercial, Suite 1 Albion House, No2 Etruria Office Village, Forge Lane, Festival Park, ST1 5RQ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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