

BURLEY BROWNE

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MODERN COURTYARD OFFICES FOR SALE

UNIT 5 PARKSIDE COURT
GREENHOUGH ROAD
LICHFIELD
WS13 7FE



IPMS 3 Office Area 171.15 sq m / 1,842 sq ft

Attractive modern courtyard office accommodation being a short distance from Lichfield City Centre

Excellent located for access to the A51, A5192, A38 and wider Midland Motorway network

8 Car Parking spaces in Parkside Court

VIRTUAL TOUR AVAILABLE – [CLICK HERE](#)

0121 321 3441

LOCATION

The property is situated within Parkside Court, off Greenhough Road, just outside Lichfield City Centre.

Streetview

<https://www.google.com/maps/@52.6875969,-1.8384751,3a,75y,209.96h,83.31t/data=!3m6!1e1!3m4!1skTGuxae5T7HWSdAzEpBcvq!2e0!7i16384!8i8192>

Parkside Court is located approximately half a mile to the north west of the city centre, directly off Greenhough Road which has nearby access to Beacon Street and continues north to provide direct access on to the Western Bypass A51 and Eastern Avenue, A5192.

Lichfield is served by Lichfield City and Lichfield Trent Valley Railway Stations, providing access on the Cross City line and West Coast mainline and is approximately 18 miles north of Birmingham City Centre. Lichfield is well situated for easy access to the M6 Toll Road, M6 motorway and M42.

DESCRIPTION

The property comprises a two storey office building of modern design offering accommodation across ground and first floors.

The building is accessed via a full height glazed entrance leading on to a small lobby/reception area with disabled WC and shower.

Internally the ground floor is currently partitioned to provide three separate offices although is capable of being returned to open plan.

The first floor offers open plan office accommodation together with a kitchenette. A WC is accessed off the landing.

FLOOR AREAS

The premises comprise the following approximate floor areas: -

Ground Floor	83.68 sq m / 901 sq ft
First Floor	87.47 sq m / 942 sq ft

IPMS 3 Office Area 171.15 sq m / 1,842 sq ft

CAR PARKING

8 car parking spaces are available within Parkside Court.

TENURE

A sale of the virtual freehold is available. The virtual freehold is for a term of 999 years from and including 1st January 2008.

PURCHASE PRICE

Guide Price - £375,000

ESTATE SERVICE CHARGE

A Service Charge will be payable by the purchaser towards the repair and maintenance of Parkside Court. Further details on request.

BUSINESS RATES

Rateable Value - £15,250 obtained from the Valuation Office Rating list.

Rates Payable for 2021/2022 - £7,609.75 prior to any transitional arrangements.

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating awaited.

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 through the sole agent, Burley Browne. Please contact: -

Steven Hannaford MRICS
DDI: 0121 362 1534 / Mob: 07738 713829
E: steven.hannaford@burleybrowne.co.uk



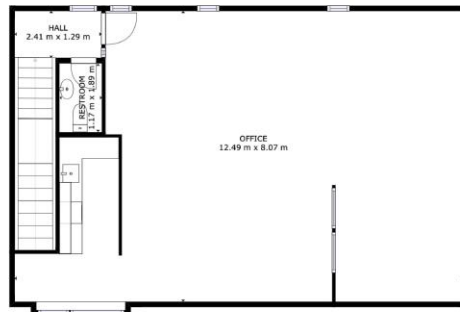
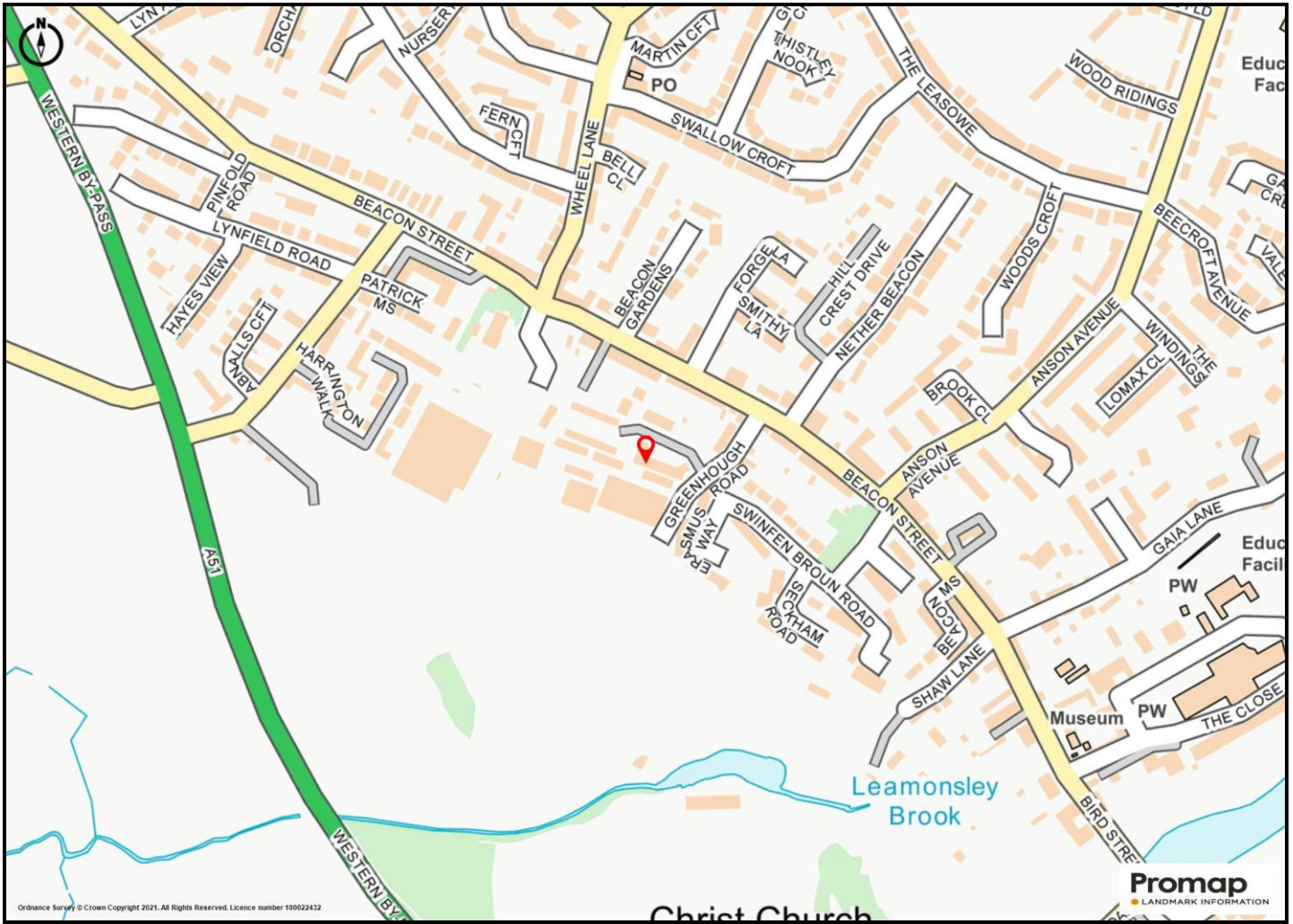
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk

9970

011021



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 102 m², FLOOR 2: 101 m²
TOTAL: 203 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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