



# PROMINENT MODERN OFFICES TO LET

7 - 9 Swan Road, Lichfield, Staffordshire, WS13 6QZ



**4,004 SqFt (371.97 SqM) | £52,500 per annum exclusive**

## Key Features

- Excellent location close to all amenities
- Within walking distance of shopping centre, railway station and bus terminus
- Car parking located in the secure rear car park
- Within short driving distance of the A5, A38, M6 and M6 Toll
- High specification to include LED lighting, carpet floor coverings and gas central heated serving radiators.
- New Lease



## LOCATION

The property is prominently situated fronting Swan Road close to its junction with Queen Street and Sandford Street being within the centre of Lichfield. The property is therefore well placed for access to all local amenities within Lichfield City Centre including shopping centre, pay and display car parks, railway station and bus terminus. Lichfield is well placed for access to various trunk roads including the A5, A38, M6 and M6 Toll and benefits from regular train services to Lichfield Trent Valley, Sutton Coldfield, Birmingham Grand Central and London.

## DESCRIPTION

The property comprises a three storey office building which has been refurbished to provide good quality offices situated on the edge of Lichfield City Centre. Internally the offices are arranged over three floors providing accommodation of open plan and cellular rooms benefitting from carpeting, LED lighting, gas central heated serving radiators, perimeter trunking and part UPVC double glazed windows. Car parking is also available within the rear car park accessed off Lower Sandford Street.

Area	SqFt	SqM
Ground Floor	1,163	108.04
First Floor	1,390	129.13
Second Floor	1,451	134.8
<b>Total Floor Area</b>	<b>4,004</b>	<b>371.97</b>

## LEASE

The lease is available by way of a new Full Repairing and Insuring lease for a term of 5 years.

## ASKING RENT

£52,500 per annum exclusive

## SERVICE CHARGE

It is understood a Service Charge will be payable by the tenant towards maintenance and security of the rear car park.

## BUSINESS RATES

Rateable Value - £30,250

Rates payable 2023/ 2024 - £15,094.75 prior to any transitional arrangements.

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

## EPC

A full copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which we understand will be applicable.

## VIEWING

Strictly by prior appointment, please contact:

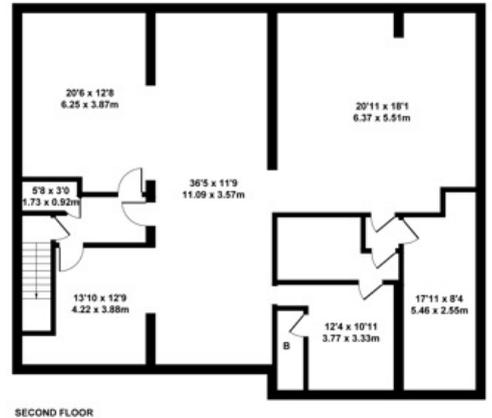
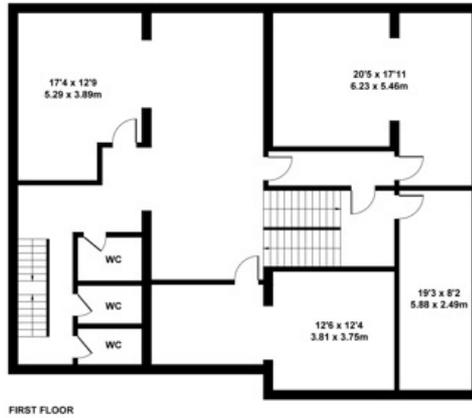
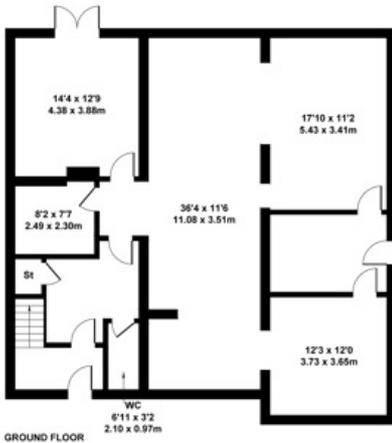


Eleanor Robinson  
DDI: 0121 321 3441  
Mob: 07738 713829  
E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)

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### 7-9 Swan Road, Lichfield

Approximate Gross Internal Area  
4930 sq ft - 456 sq m



Not to Scale. Produced by The Plan Portal 2023  
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0121 321 3441  
www.burleybrowne.co.uk



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