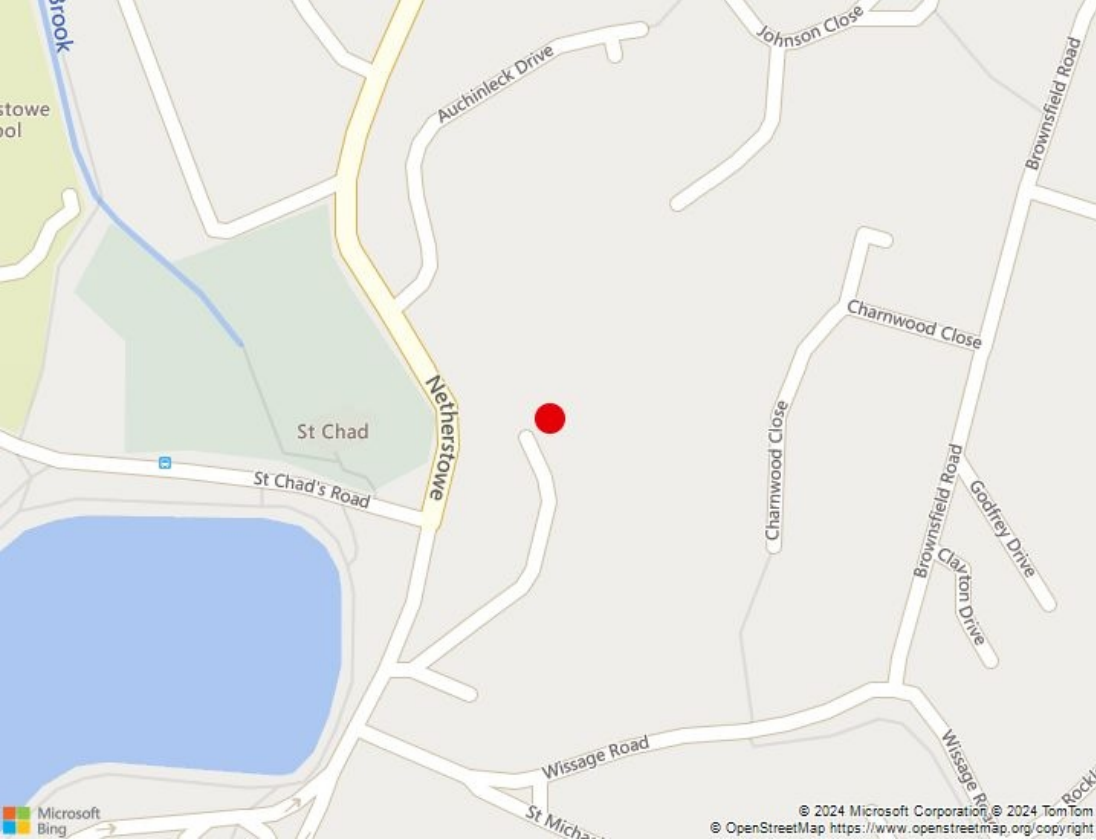


# HIGH QUALITY SERVICED OFFICE SUITES TO LET

Stowe House, Serviced Offices, St Chad's Road, Netherstowe, Lichfield, Staffordshire, WS13 6TJ

187 - 886 SqFt (17.37 - 82.31 SqM) | On Application





## KEY FEATURES

- Unrivalled position overlooking Stowe Pool and Lichfield Cathedral
- High Specification - LED Lighting, Carpet Floor Coverings, Perimeter Trunking
- Excellent access to Lichfield City Centre, A38, A5 and M6 Toll
- Generous parking provision with Electrical Vehicle Charging points
- Occupiers can enjoy full access and use to Stowe House grounds
- Landscaped environment

## TERMS

The suites are available on new 12-month licences. The suites are available separately or as combinations of adjoining suites as below:

Area	SqFt	SqM
Gastrell Suite	187	17.37
Aston Suite	289	26.85
Benson Suite	300	27.87
Holland Suite	300	27.87
Moresby Suite	313	29.08
Gordon Suite	373	34.65
Greene Suite	386	35.86
Charnwood Suite	387	35.95
Gresley Suite	403	37.44
Hinton Suite	418	38.83
<b>Total Floor Area</b>	<b>886</b>	<b>82.31</b>



Stowe House, Serviced Offices, St Chad's Road, Netherstowe, Lichfield, Staffordshire WS13 6TJ





**BURLEY  
BROWNE**  
CHARTERED SURVEYORS  
0121 321 3441

## LOCATION

Occupying a prominent position to the eastern side of St Chad's Road to the north east of Lichfield City Centre. The location provides one of the most picturesque views of Stowe Pool and Lichfield Cathedral. Lichfield is approximately 18 miles to the north of Birmingham City Centre and is well served by transport connections including Lichfield City and Trent Valley railway stations together with the M6 toll, A5 and A38.

## DESCRIPTION

Stowe House comprises a Grade II\* listed office building that has been comprehensively refurbished throughout to provide modern serviced office accommodation whilst also retaining some original features. The specification includes LED lighting, perimeter trunking, carpet floor coverings and electrical vehicle charging points. Each suite is accessed off the grand hallway and benefits from the amenities associated with the building such as a kitchen and male/female toilets to each floor, communal breakout area and showers in the basement, meeting rooms available on a bookable basis, intercom system, CCTV, Utilities, WIFI and Business Rates included as well as access and use of the Stowe House grounds. Ample designated car parking spaces are also included as well as visitors and disabled parking and EV charging points.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ASKING RENT

On Application

## SERVICE CHARGE

An estate service charge is payable towards the cost of maintaining the general estate roads and landscaping of the garden areas and upkeep of the external demise.

## EPC

Suite 1 - C

## VAT

All figures quoted are exclusive of VAT which will be payable

## 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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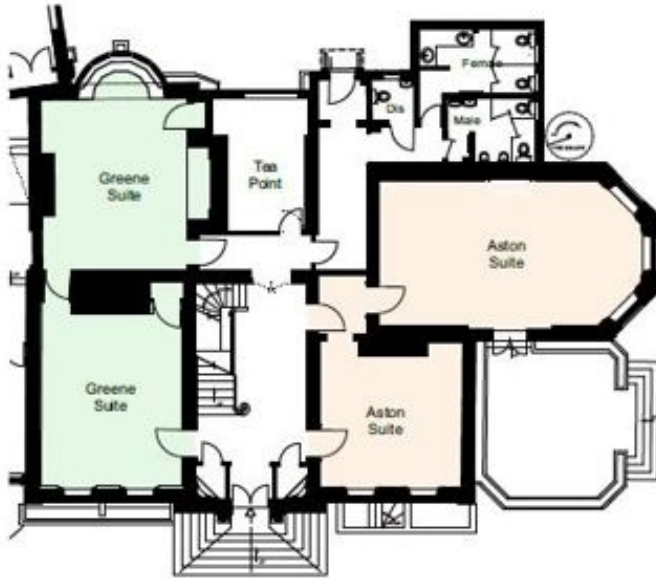
Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

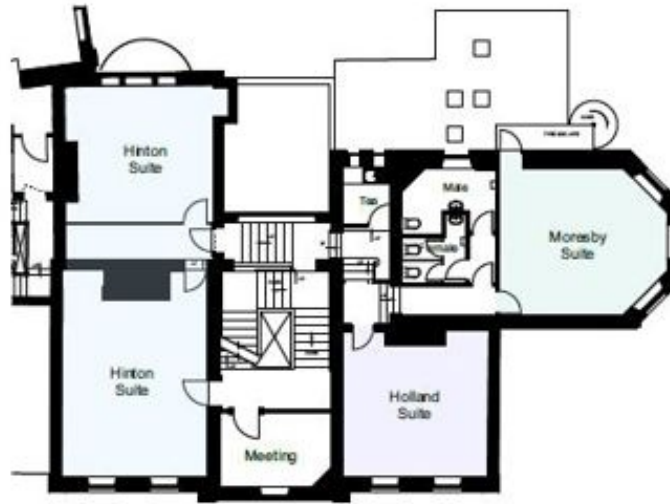


Sales Plan Key

	Greene Suite	838 sq.ft.
	Aston Suite	886 sq.ft.
	Hinton Suite	789 sq.ft.
	Moresby Suite	313 sq.ft.
	Holland Suite	300 sq. ft.
	Thorpe Suite	608 sq.ft.
	Benson Suite	300 sq.ft.
	Gastrell Suite	187 sq.ft.



Ground Floor Plan



First Floor Plan



Second Floor Plan

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www.burleybrowne.co.uk



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