

To Let - Grade A Office Premises



- High quality open plan accommodation
- 70 car parking spaces
- Easily accessible
- Various onsite amenities available

**Darwin House,
Lichfield South, Lichfield, WS14 0QP
Up to 14,483 sq ft**

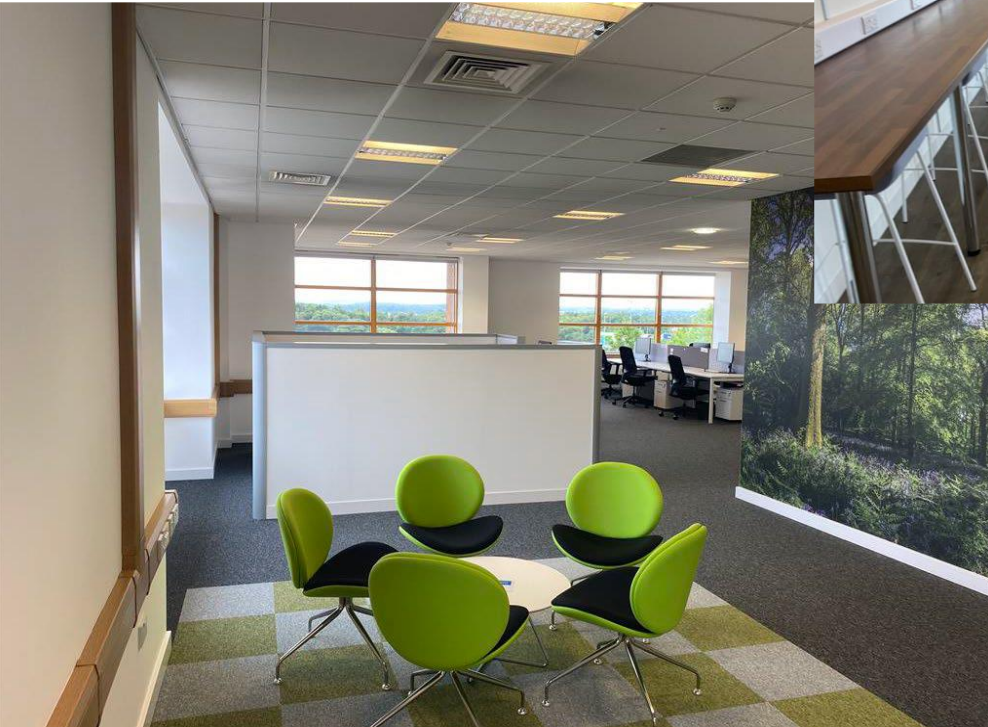


The Building.

Darwin Houses specification provides for a high quality energy efficient office environment with the latest design technology and features:

The building offers the following specification.

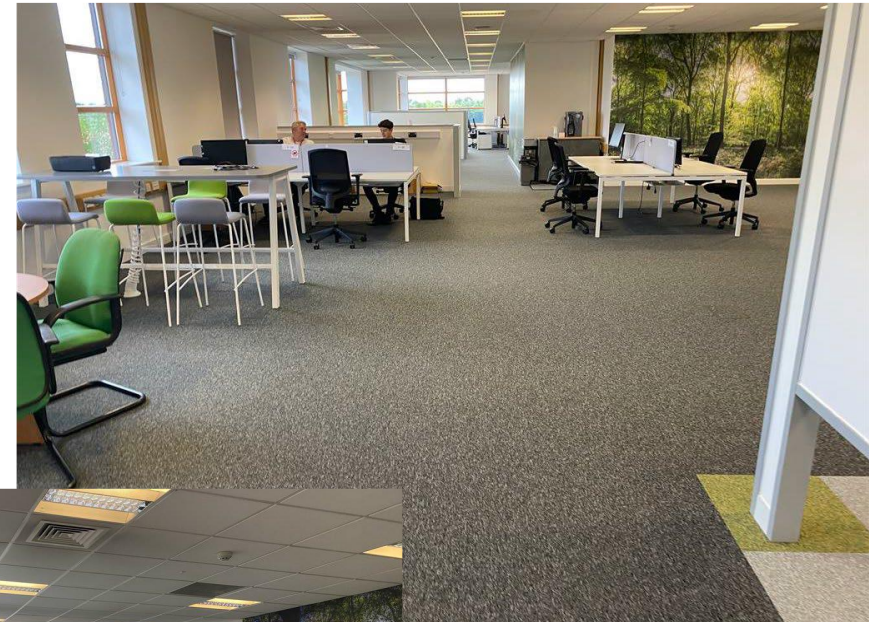
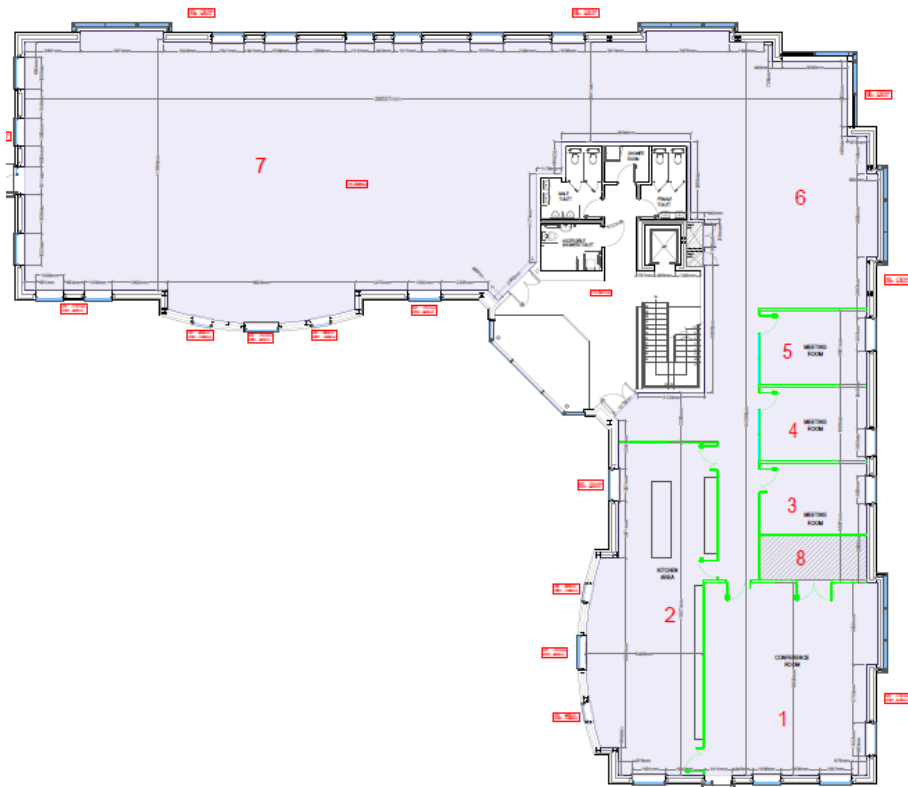
- VRF air conditioning system
- Raised floors
- Programmable security controlled 8 person passenger lift
- Metal suspended ceilings with integrated lighting
- High quality finishes
- Feature reception
- DDA compliant
- Male and female WCs on all floors
- Car parking ratio - 1:207 sq ft



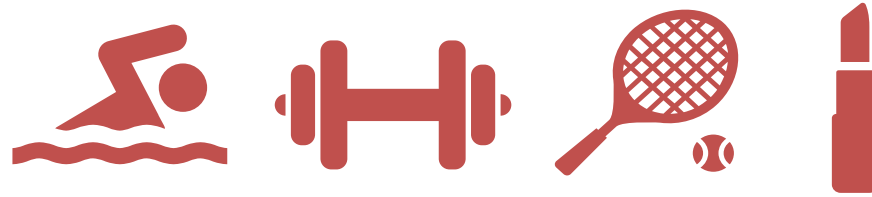
Availability.

Darwin House offers highly versatile open plan accommodation with excellent natural light throughout and provides office accommodation of the very highest quality, offering modern contemporary office space. The highly flexible configuration of the floorplate allows occupiers to utilise a wide range of internal fit out options.

Accommodation	Sq ft	Sq m
Reception	83	7.71
Gnd Floor	7,200	689
1 st Floor	7,200	689
Total	14,483	1,346



On Site.



Lichfield South offers fantastic on site amenities including 35,000 sq ft Virgin Active Health & Racquet Club offering health, spa and beauty treatments, indoor tennis courts, swimming pool, gym, classes, crèche, café restaurant. Also on site is a 103 bed Holiday Inn Express Hotel providing extensive meeting rooms, business facilities and breakfast buffets and a Costa Coffee Drive-thru and McDonalds Drive-thru Restaurant – open 24 hours 7 days a week.

Cycle and pedestrian footpaths link the whole of the 23 acre campus following the green corridors within the site and the cycle and pedestrian network outside the site.



Location.

Lichfield South is a prestige high quality Grade A office campus environment. Its location provides ease of access to blue chip companies wishing to attract employees and customers across UK and Europe. It has high speed road connections to the whole of the UK via the M6 Toll south, east and west, M42, A5 and the A38 north with Birmingham centre only 20 minutes away. Airports are easy to access with Birmingham International only 20 minutes and Nottingham East Midlands Airport 40 minutes drive away.

Rail times are also excellent with London just 1hr 10mins, Manchester 1hr 14mins via the West Coast Main Line and Birmingham centre 35 minutes using the Cross City Line.

This comprehensive site provides totally integrated development providing an attractive landscaped environment encapsulating individual buildings. This, combined with on-site leisure and dining amenities promotes a thriving and productive workplace environment.

TRAVEL TIMES

By Road	mins	By Rail	mins
Birmingham International Airport/Station	20	Birmingham New Street From Shenstone station	35
NEC	20	Manchester Piccadilly From Lichfield Trent Valley station	1hr 14
Birmingham City Centre	20	London Euston From Lichfield Trent Valley station	1hr 10
Coventry	30		
East Midlands Airport	40		
Manchester	1hr 45		
Leeds	2hrs		
London	2hrs		

Travel times using the M6 Toll where appropriate.



TERMS

The building is available on a leasehold basis.

RATEABLE VALUE

Rateable value is to be assessed. Interested parties should discuss queries with the local authority

SERVICE CHARGE

Available on request.

EPC

The Energy Performance Certificate of the building is available upon request.

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

Further Information

For further information, or to arrange a viewing, please contact:

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