



HOWKINS &
HARRISON

The Terrace, Armitage Road, Hawkesyard, Rugeley, Staffordshire, WS15 1PU

- Available immediately
- 64.8 sqm / 696 sq ft
- Attractive rural location
- Office suite with integral meeting room
- Extensive car parking

Please contact Lily Taylor on

01530 877977 option 3

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An exciting opportunity to rent an office suite within Hawkesyard Hall, ideally located close to the A51 between Rugeley and Lichfield.

Description

The office is situated within the main estate of Hawkesyard Hall dating from the 14th Century and benefits from its own kitchen and shared toilet facilities. The shared facilities are maintained by the management team meaning there is little upkeep required for the offices.

The estate itself provides full conference facilities with the ability to arrange meetings ranging from 2 delegates to 120 delegates with a full pricing structure available upon request and plenty of parking.

The office suite has its own integral meeting room, large open plan office space with room for 5 desks and a separate office with space for 2 further desks.

Location

The offices are located on the Hawkesyard Estate in Armitage, near Lichfield. The Hawkesyard Estate is less than a mile from the main A51 which links Rugeley to Lichfield providing excellent transport links. Only 3 miles from Rugeley town centre and 7 miles from Lichfield city centre.

Price

£1,000 pcm / £12,000 per annum

Tenure

Available on a new 3 year lease, full terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

Utilities

The property benefits from mains electricity, gas, water and drainage.

Electricity is individually metered to the office units and heating is paid as a proportion of the total heating bill based on square footage occupied. These items are subject to VAT.

The tenant is responsible for the payment of all utilities from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.

Business Rates

Each office is rated and the occupier is responsible for the rates from the date of occupation.

Deposit

A deposit will be required to be held for the duration of the term.

Planning

The property falls within Lichfield District Council and further enquiries can be made on 01543 308000.

Viewings

Strictly by prior appointment with agents Howkins & Harrison LLP. Please contact Lily Taylor on 01530 877977 (option 3).

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.