



HOWKINS &
HARRISON

Office 2, Blithbury Road, Hamstall Ridware, Rugeley, WS15 3RT

£4,380 per annum

- Office 2: NIA 26.8 sq m / 288 sq ft
- Rent: £4,380 per annum / £365 pcm
- Other offices available on site
- Ample parking
- Secure site

Please contact Tori Robins on

01530 877977 option 3

tori.robins@howkinsandharrison.co.uk

A self contained office suite that has been recently refurbished set in an attractive rural location, with ample parking and neighbouring office suites available if more space is required. Excellent location. Available now.

Description

Located on the edge of the village of Hamstall Ridware only 9 miles north of the city of Lichfield, the property is conveniently located only 2.5 miles from the A515 and only 10 miles from the A38 which links to the A50, M6 Toll and onto the M42.

The property comprises a self contained office with its own WC.

There is ample on site parking.

Office 2: 26.8 sq m / 288 sq ft

The unit has been recently refurbished and includes separate electric meters, electric heaters, ample plug sockets, fresh decoration and has its own entrance door and patio door overlooking rural views.

The tenant will be responsible for the maintenance and up keep of the unit. The insurance is put in place by the landlord and will be recharged to the tenant on an annual basis.

The incoming tenant is responsible for a contribution towards the landlords legal fees.

Price

£4,380 pa / £365 pcm

Tenure

Available on a new flexible term lease, terms to be agreed.

Service Charge

TBC

Business Rates

The property is not yet rated for Business Rates. Should Business Rates become payable the tenant will be responsible from the initial date of occupation.

Utilities

We are advised that main services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

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 & Harrison LLP.

EPC

TBC

Deposit

A deposit equivalent to 3 months rent will be held for the duration of the term.

Planning

We understand the unit benefits from the correct planning permission to be used as an office.

We recommend interested parties make their own enquiries to the Planning Department of Lichfield District Council.

Viewings

Strictly by prior appointment. Please contact Tori Robins at the Ashby de la Zouch Branch 01530877977 (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.

