



Alexandra House

Queen Street,
Lichfield,
Staffordshire,
WS13 6QS

**REFURBISHED
OFFICES
TO LET**

1,560 - 12,580 SQ FT

[Colliers.com/uk/offices](https://colliers.com/uk/offices)

COMING SOON

- CURRENTLY BEING FULLY REFURBISHED
- Creating Grade A specification.
- Modern open plan accommodation
- Central location within walking distance of Lichfield City Center's retail and leisure amenities
- Excellent car parking ratio (1:291 sq ft)

Ready to talk?
Please Call/ Email

Douglas Bonham
07920077100
Douglas.Bonham@colliers.com

ALEXANDRA HOUSE

Queen Street, Lichfield, Staffordshire, WS13 6QS



Location

The property is situated on the northern side of Queen Street, a short walking distance to Lichfield city centre and its abundance of retail, leisure and food and beverage amenities.

Lichfield is a cathedral city located approximately 18.0 miles to the north of Birmingham. Road communications are via the M6 Toll which lies some 2.5 miles to the South and the A38 which is the main arterial route into Birmingham.

Lichfield City station lies on the cross-city rail line serving Birmingham. Lichfield Trent Valley has a direct rail link with London Euston with a fastest journey time of 1 hour and 15 minutes.

Accommodation

Description	Sq M	Sq ft
Ground	144.93	1,560
First	510.96	5,500
Second	512.82	5,520
TOTAL	1,168.71	12,580

Description

Alexandra House provides modern open plan office accommodation, accessed via a secure site with a barrier entry system.

The building benefits from a full height glazed atrium and reception.

The accommodation is currently being fully refurbished to provide the following broad specification:

- Metal pan suspended Ceilings
- LED lighting
- New Air conditioning
- Floor trunking
- New washroom facilities
- EV Charging
- EPC B (target)
- Passenger lift
- Shared breakout areas

Car Parking

Secure onsite car parking is provided based upon a ratio of 1 space per 291 sq ft.

ALEXANDRA HOUSE

Queen Street, Lichfield, Staffordshire, WS13 6QS

The Lease

The premises is available on a new Full Repairing and Insuring Lease for a term to be agreed.

The Rent

Quoting rent £18.50 per sq. ft.

Service Charge

A Landlord's service charge will be levied in respect of the upkeep and maintenance of the building's common parts.

Business Rates

To be reassessed

Costs

Each party to bare their own legal costs incurred in this transaction

VAT

All prices quoted are exclusive of VAT.

Viewing

Strictly by appointment with the sole agent, Colliers:

Douglas Bonham

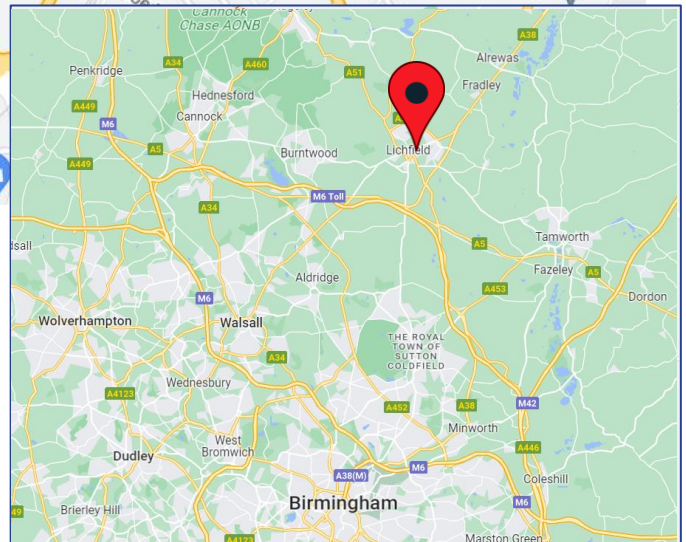
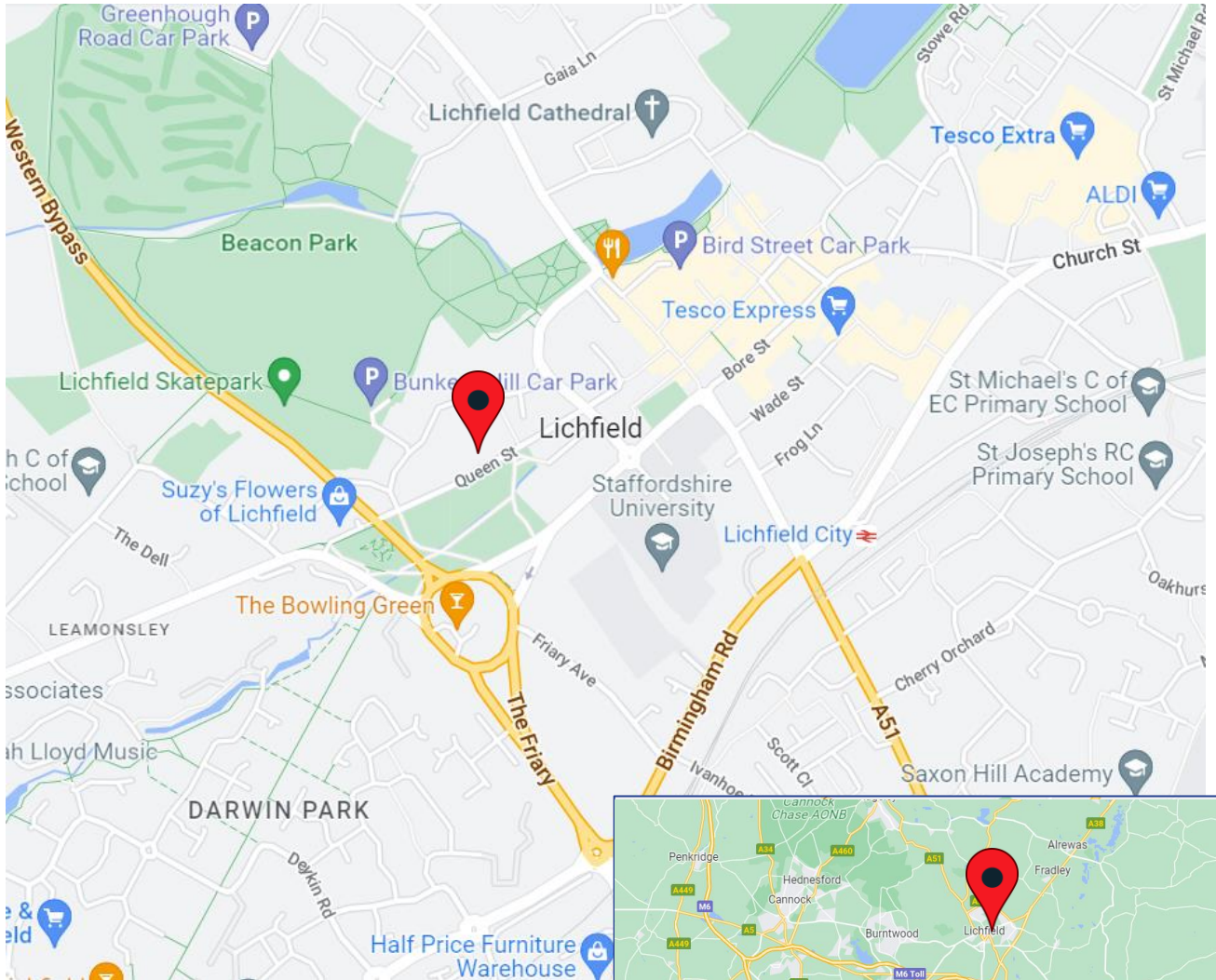
douglas.bonham@colliers.com

012 265 7616 / 07920077100



ALEXANDRA HOUSE

Queen Street, Lichfield, Staffordshire, WS13 6QS



Further Information

For further information or to arrange an inspection of the property, please contact:

Douglas Bonham

07920 077 100

Douglas.Bonham@colliers.com

Disclaimer
Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

Colliers