

£14,000 Per Annum

Jayman  
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Estate Agents



**Lombard Street**

Lichfield, WS13 6DP

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**\*SUPERBLY RENOVATED OFFICE PREMISES AVAILABLE NOW\***

Jayman Commercial offer for let this recently renovated ground floor office unit at Sandringham House, Lombard Street.

Finished to an exceptional standard with kitchen area, two WC's, meeting room and front and rear entrances. Renovation is set to be complete by early May but contact us for more information and to join the waiting list to view this stunning new unit.

## Ground floor offices

Would make ideal offices for 6-8 people comprising of several open plan working areas with meeting room to rear.

Kitchen area has a range of units, sink and drainer and space for appliances.

Two WC's one with disability access.

Front and rear entrances with intercom access to front door.

Data links installed throughout for fibre / phone systems (tenant to source their own supplier)

Renovated throughout.

## Disclaimer and AML checks

### MONEY LAUNDERING REGULATIONS

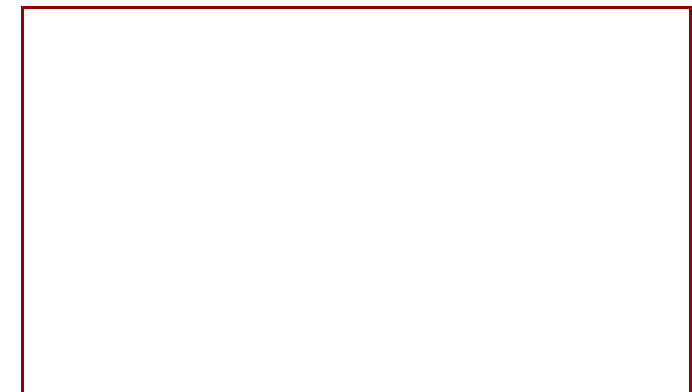
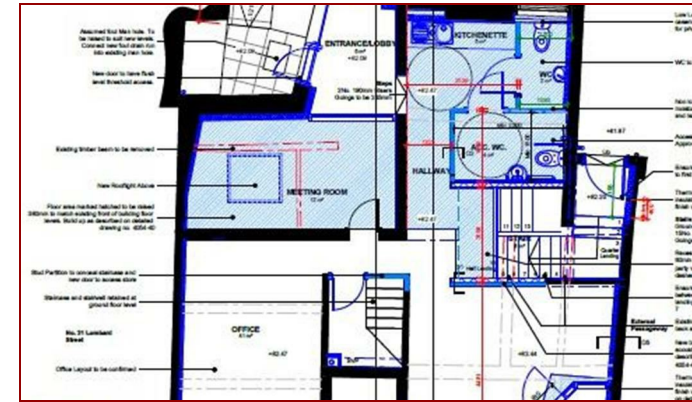
**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

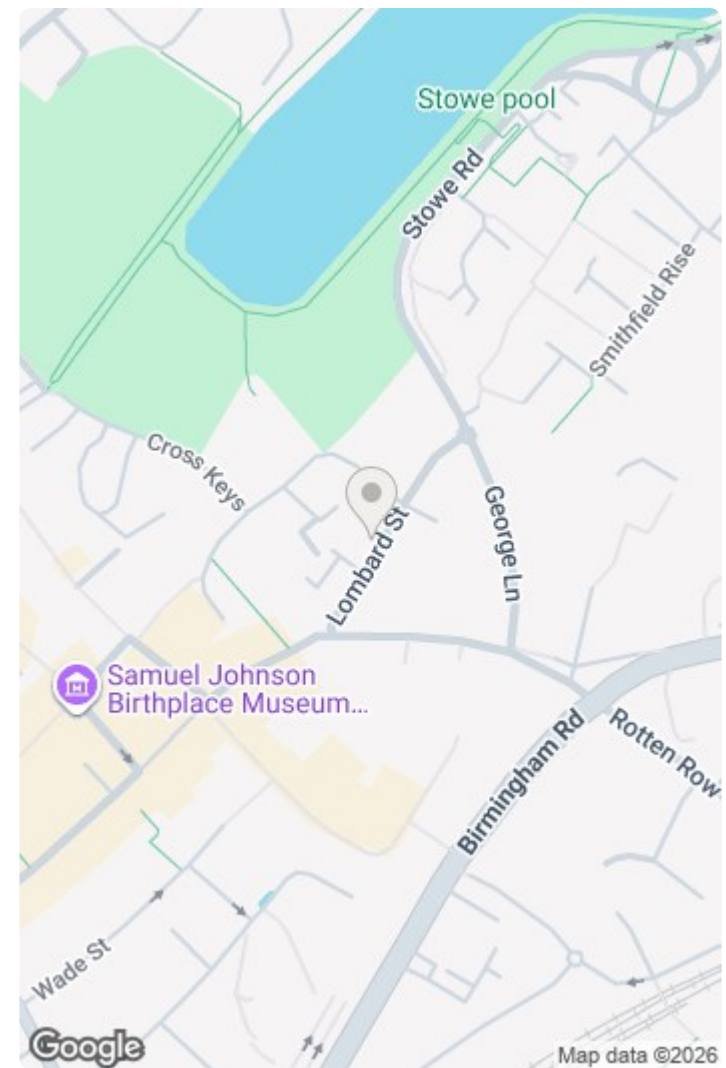
Should an applicant have an offer accepted on a commercial property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

## Application

Interested parties should apply via our online application form. Successful applicants will be subject to a £600 plus vat application fee for costs involved in obtaining satisfactory credit checks.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 <b>A</b>			92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
70-80 <b>C</b>			70-80 <b>C</b>		
59-69 <b>D</b>			59-69 <b>D</b>		
49-58 <b>E</b>			49-58 <b>E</b>		
39-48 <b>F</b>			39-48 <b>F</b>		
29-38 <b>G</b>			29-38 <b>G</b>		
1-28			1-28		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

