

£900 PCM



Wade Street, Lichfield, Staffordshire WS13 6HL

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- Self contained Unit
- Ground floor Kitchen and WC
- Two parking spaces
- Ideal location
- Two floor
- Intercom Access
- Open plan first floor

## Self contained Office Block

Access via ground floor (intercom entrance system) Two allocated parking spaces in the car park.

## Downstairs

Reception hallway with stairs to first floor and doors to

## Office 1

## Kitchen

With sink and drainer and storage cupboards.

## WC.

## First Floor

## Open plan office area

Large open plan office with space for 4 /5 desks. Gallery surround to stair case and windows to front and side.

## Terms of Lease

12 months minimum.

2 parking Spaces

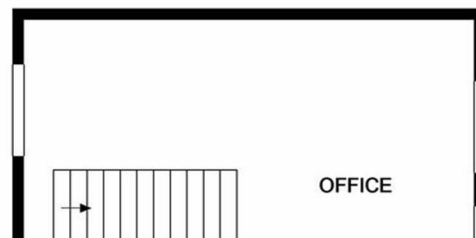
Unfurnished

Administration fee of £500 plus vat payable towards preparation of the lease upon acceptance.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **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 tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to 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.



GROUND FLOOR



OFFICE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			