

# TO LET

## Quality City Centre Office Suites



Lombard House  
1 Cross Keys  
Lichfield  
WS13 6DN

**151 – 736 sq ft (14.03 – 68.38 sq m)**

- ❖ Prominently Positioned
- ❖ City Centre Location
- ❖ New lease Available
- ❖ Parking Available
- ❖ Easy Access to A38 Dual-Carriageway
- ❖ Easily accessible Public Transport nearby

## LOCATION

The property is prominently located at the junction of Cross Keys and Lombard Street, on the edge of the retail and business area in a popular office location within the City of Lichfield.

The property enjoys fine views of Stowe Pool and Lichfield Cathedral, and is within easy access of the City Centre amenities.

Lichfield is located approximately 18 miles north of Birmingham being adjacent to the A38 trunk road and served by both the Cross City and West Coast mainline railways.

## DESCRIPTION

The premises comprise ground floor office accommodation accessed off a central corridor and benefitting from carpet floor coverings, gas central heating, suspended ceilings incorporating recessed lighting, window blinds and surface mounted power.

A fitted kitchenette area and toilet facilities are provided for by the landlord on a communal basis.

Car parking spaces are available by separate negotiation, or public car parking facilities are widely available nearby.

## SERVICES

Mains electricity, gas, water, and drainage are connected to the premises.

Interested parties should verify this for themselves. The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify they are in working order or fit for their purpose.

## FLOOR AREAS

Office Suite 1: 585 sq ft (54.35 sq m)

Office Suite 2: 151 sq ft (14.03 sq m)

\*Could be combined: 736 sq ft (68.38 sq m)

## LEASE TERMS

A new FRI type lease for a term of years to be agreed between the parties.

## RENTAL

Upon Application.

All rentals etc are quotes exclusive of business rates, service charge, buildings insurance, utilities, VAT and all other outgoings, etc.

Rental to be payable monthly in advance by standing order.

## SERVICE CHARGE

A variable charge is levied on the office suites in order to cover the economic cost of the upkeep and maintenance and management, etc of common parts and facilities. Levied on a fair proportion basis.

## BUILDINGS INSURANCE

The landlord will insure the premises with the tenant reimbursing a fair proportion of the premium.

## LEGAL COSTS

Each party to pay for their own costs incurred in a transaction.

## BUSINESS RATES

Please rely on your own enquiries of the Local Authority.

Up to 100% Small Business Rate Relief may apply subject to status.

## POSSESSION

Immediately available following completion of all legal formalities.

## VAT

The property is NOT opted for Tax therefore VAT will not be payable as an addition.

## EPC

D76

## VIEWING

By appointment with the sole letting agents: -

Contact: Luke Neal/Chris White



[LN@whiteroseproperty.co.uk](mailto:LN@whiteroseproperty.co.uk) /  
[Chrisw@whiteroseproperty.co.uk](mailto:Chrisw@whiteroseproperty.co.uk)

Ref:2585/08/24

## Notice & Conditions

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