

INDUSTRIAL / WAREHOUSE

TO LET – 4,950 sq ft

Unit 5, Lichfield, Staffordshire, WS14 0DH

Refurbished Unit | Double Bay | HGV Access | 24 Hour Security

PROPERTYLINK COMMERCIAL
0121 200 3344
propertylink.co.uk

Unit 5, Lichfield, Staffordshire

WELL-PRESENTED INDUSTRIAL PREMISES | REFURBISHED INTERIOR | ROLLER SHUTTER ACCESS | OFFICE ACCOMMODATION | ON-SITE PARKING | EXCELLENT BUSINESS LOCATION

Key Points

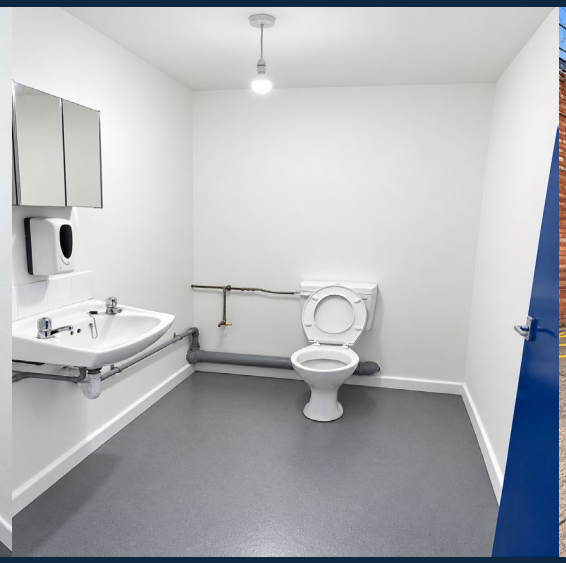
- Spacious Open-Plan Warehouse Accommodation
- Separate Internal Office Accommodation
- 24 Hour Security
- Roller Shutter Loading Access
- High-Level Rooflights Providing Natural Light
- Overhead Warehouse Lighting
- Steel-Framed Pitched Roof
- Smooth Concrete Warehouse Floor
- Separate Pedestrian Access
- On-Site Parking & Loading Area
- Established Industrial Location
- Excellent Links to the A5, A38 & M6 Toll
- Convenient for Lichfield, Sutton Coldfield, Tamworth, Cannock & Birmingham

PROPERTYLINK COMMERCIAL
0121 200 3344
propertylink.co.uk

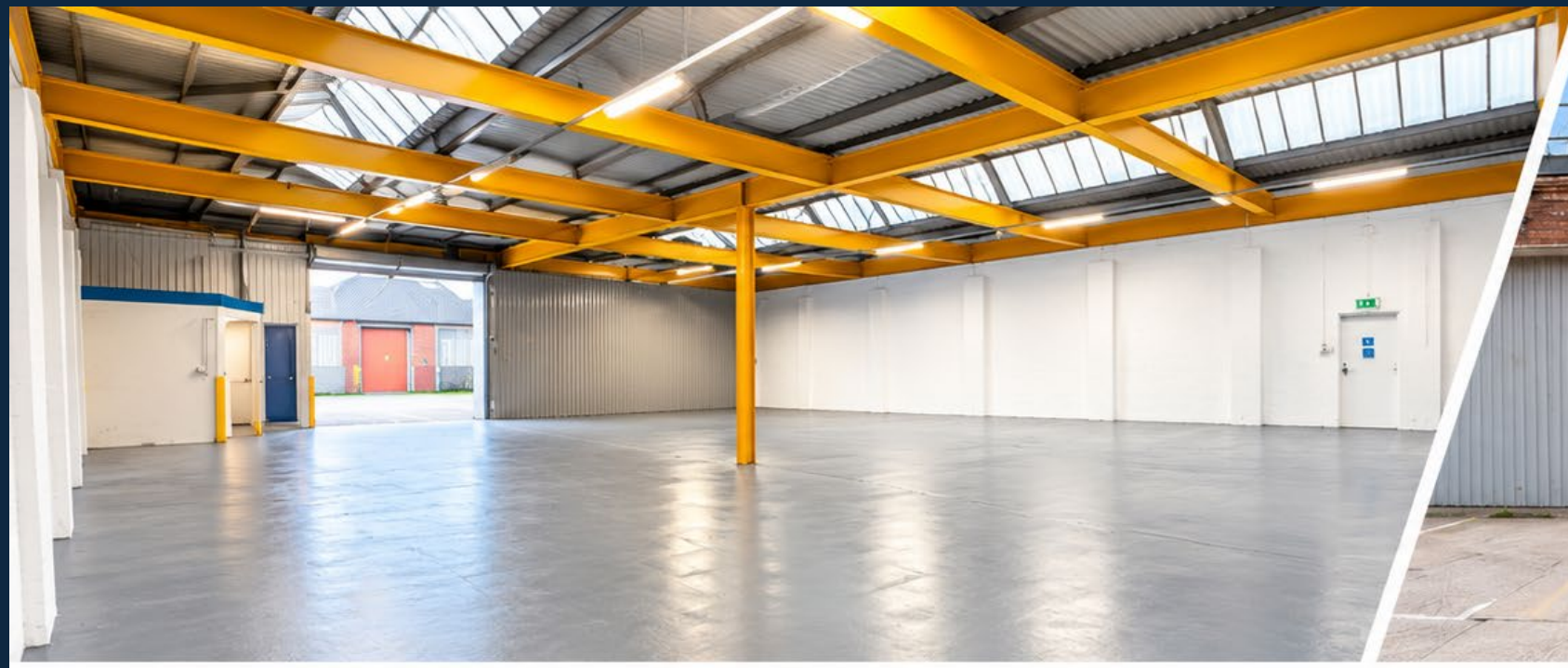








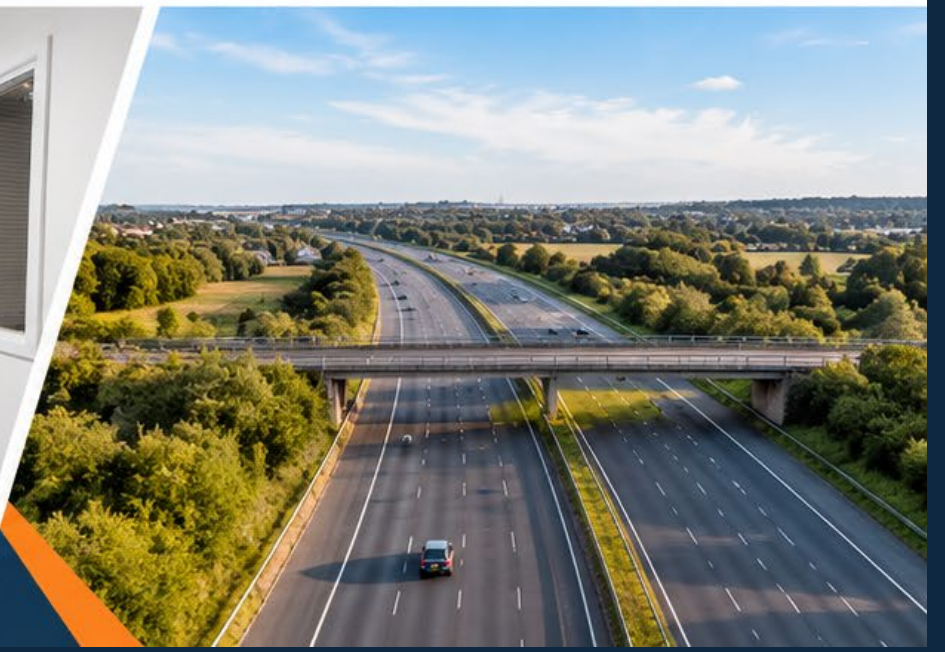





5







LICHFIELD
STAFFORDSHIRE

EXCELLENT ROAD LINKS

ESTABLISHED COMMERCIAL LOCATION

IDEAL FOR A RANGE OF BUSINESS USES

STRATEGIC MIDLANDS LOCATION







6 miles
(approx. 10 mins)



7 miles
(approx. 12 mins)



4 miles
(approx. 8 mins)



5 miles
(approx. 10 mins)



4 miles
(approx. 8 mins)



21 miles
(approx. 30 mins)

Unit 5, Lichfield, Staffordshire

LOCATION
Situated close to Wall Island, near Lichfield, Staffordshire, the property occupies an established commercial location offering convenient access to surrounding business centres throughout the West Midlands.
The location is well positioned for businesses serving Lichfield, Sutton Coldfield, Walsall, Birmingham and the wider Staffordshire region. Combining versatile warehouse accommodation, practical access and a well-presented interior, this property presents an excellent opportunity for businesses looking to establish, expand or relocate their operations.

DESCRIPTION
The property is on a fully gated secure estate and offers bright, spacious and versatile accommodation, making it an attractive choice for businesses seeking practical industrial premises with the added benefit of integrated office facilities. The main warehouse benefits from a substantial open-plan floor area, providing flexible space suitable for a variety of industrial, storage, distribution and workshop operations, subject to the necessary consents. Internally, the premises are presented to a high standard, featuring clean, freshly decorated walls, a well-finished concrete floor and an impressive pitched roof incorporating translucent rooflights, allowing natural daylight to enter the workspace. The warehouse also benefits from overhead lighting, exposed steel roof beams, generous working space and a practical internal configuration designed to accommodate a range of business requirements. Externally, the premises benefit from roller shutter access for convenient loading and unloading

PLANNING
We understand that the property benefits from B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

SERVICES
We understand that the property benefits from a three-phase electrical connection, water and mains gas.

VAT / BUSINESS RATES
All interested parties with regards business rates are advised to make their own enquires to the local authority. VAT is applicable

COMMUNAL AREA CHARGE
A contribution is payable in respect of maintenance and management of estate communal areas.

PRICE / AVAILABILITY
Price On Application.

All enquiries to:

PROPERTYLINK COMMERCIAL
0121 200 3344
propertylink.co.uk

In association with:

Greybrooke

Misrepresentation Act.
The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and musty satisfy themselves as to their accuracy. Property Link Midlands or any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electronic equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.