



Office Suite D, The White House, 93 Lichfield Street, Tamworth,
B79 7QF. To Let: £14,000 / 94 sq m (1,011.9 sq ft)

HOWKINS &
HARRISON

Office Suite D

The White House

93 Lichfield Street

Tamworth

B79 7QF

Features

- Town Centre Location
- Available Immediately
- Self Contained Office Accomodation
- 4 Assigned Parking Spaces

Description

A well-configured and self-contained ground floor office suite extending to approximately 94.0 sq m (1,011 sq ft), situated in Tamworth.

The property offers a practical layout suitable for a variety of business uses and is ready for immediate occupation.

The office accommodation is as follows:

Office 1: 7.29m x 3.33m

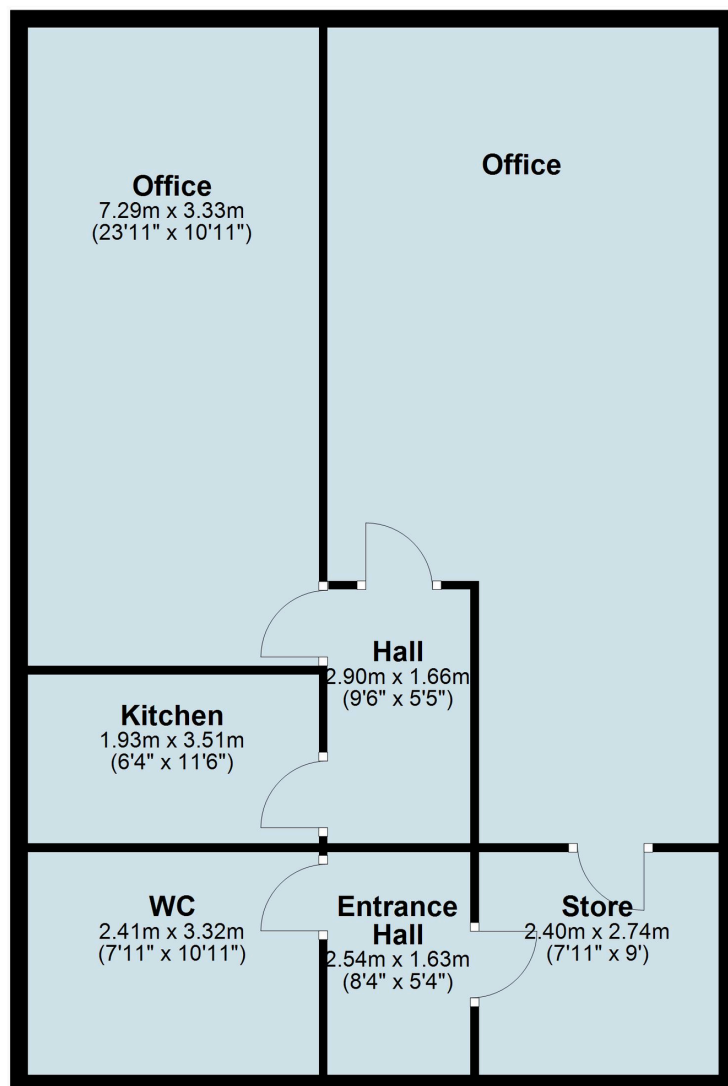
Office 2: 9.37m x 4.47m

Store: 2.40m x 2.74m

In addition to the primary office areas, the suite benefits from a private entrance lobby, internal hallway, a kitchen and WC facilities.



Floor Plan



Location

The property is prominently situated on Lichfield Street in the heart of Tamworth town centre, an established commercial and residential area within Staffordshire, West Midlands.

This highly accessible location benefits from excellent transport connections, with Tamworth railway station approximately 1 km away.

Road access is similarly strong, with convenient links to the A5 and A51, providing ready access to the national motorway network including Junction 10 of the M42.

Tenure & Possession

Available immediately, by way of a new flexible lease with terms to be agreed.

The lease will be contracted out of S24-28 of The Landlord and Tenant Act 1954 (security provisions).

The landlord will insure the building and recharge this to the tenant on an annual basis.

Local Authority

Tamworth Borough Council.

Services

The property is connected to mains electricity, water and drainage.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Service Charge

The landlord reserves the ability to demand a service charge for the upkeep and maintenance of communal areas.

Deposit

A deposit will be required to be held for the duration of the term.

Business Rates

Business rates are payable to Tamworth Borough Council which the tenant will be responsible for.

What3Words

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Viewing

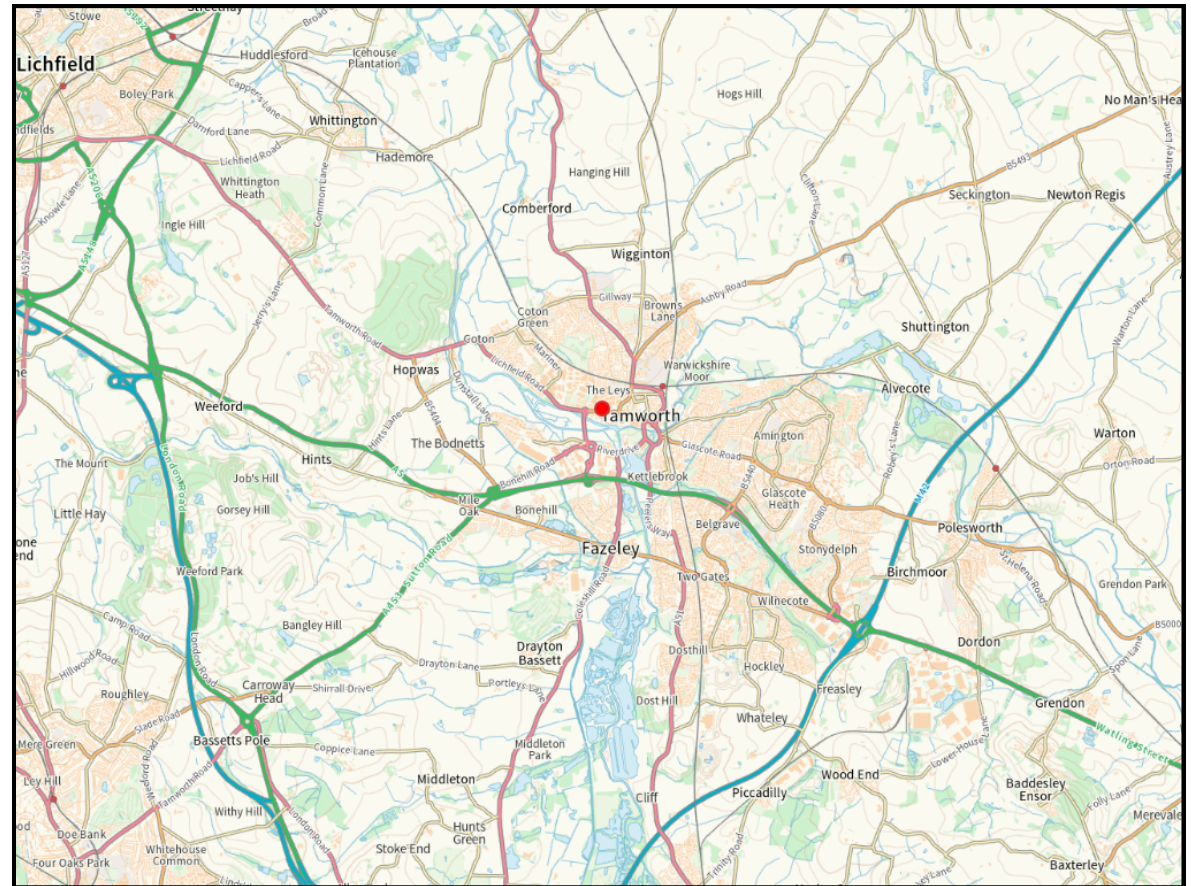
Accompanied viewings only, strictly by appointment with Howkins & Harrison on 01530 877977.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposed only.

Anti Money Laundering Information

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a letting. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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