



TO LET

**SUITE 3, WOODGATE STABLES, CRAWLEY
LANE, KINGS BROMLEY, BURTON UPON
TRENT, STAFFORDSHIRE, DE13 7JF**

OFFICE 739.1 SqFt (68.66 SqM)

KEY FEATURES

- ESTABLISHED OFFICES WITHIN QUALITY BARN CONVERSION
- LARGE SHARED CAR PARK
- NET INTERNAL OFFICE AREA - 739.1 SQ FT (68.66 SQ M)
- AFFORDABLE RENTAL £135 PER WEEK, EXCLUSIVE OF RATES

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LOCATION

Woodgate Stables is situated on Crawley Lane within the village of Kings Bromley, positioned on the junction of the A515 and the A513 roads which leads to Alrewas, Yoxall and Fradley, with Lichfield less than 6 miles away.

The nearby access of the A38 at the Fradley junction provides access to the Midlands motorway network.

DESCRIPTION

The first floor office suite is situated in a character property which forms part of an attractive and modern barn conversion.

The suite is entered via a ground floor communal entrance area, which includes shared WC facilities, lobby and kitchen.

The first floor suite itself comprises a main office and separate meeting room and incorporates exposed wooden roof beams, LED strip lighting, skylights, and front and rear stair access.

Externally, the premises has access to a shared car park.

ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Total	739.1	68.66

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (Lichfield District Council).

SERVICES

It is understood that electricity is connected to the suite. Water and drainage are in the common kitchen and WC areas only.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £4,400.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The subject property is available to lease by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

The property is available to rent at a figure of £135 per week (£7,020 per annum), exclusive of all other outgoings.

SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of communal areas.

VAT

We are informed that VAT is not applicable on this transaction.

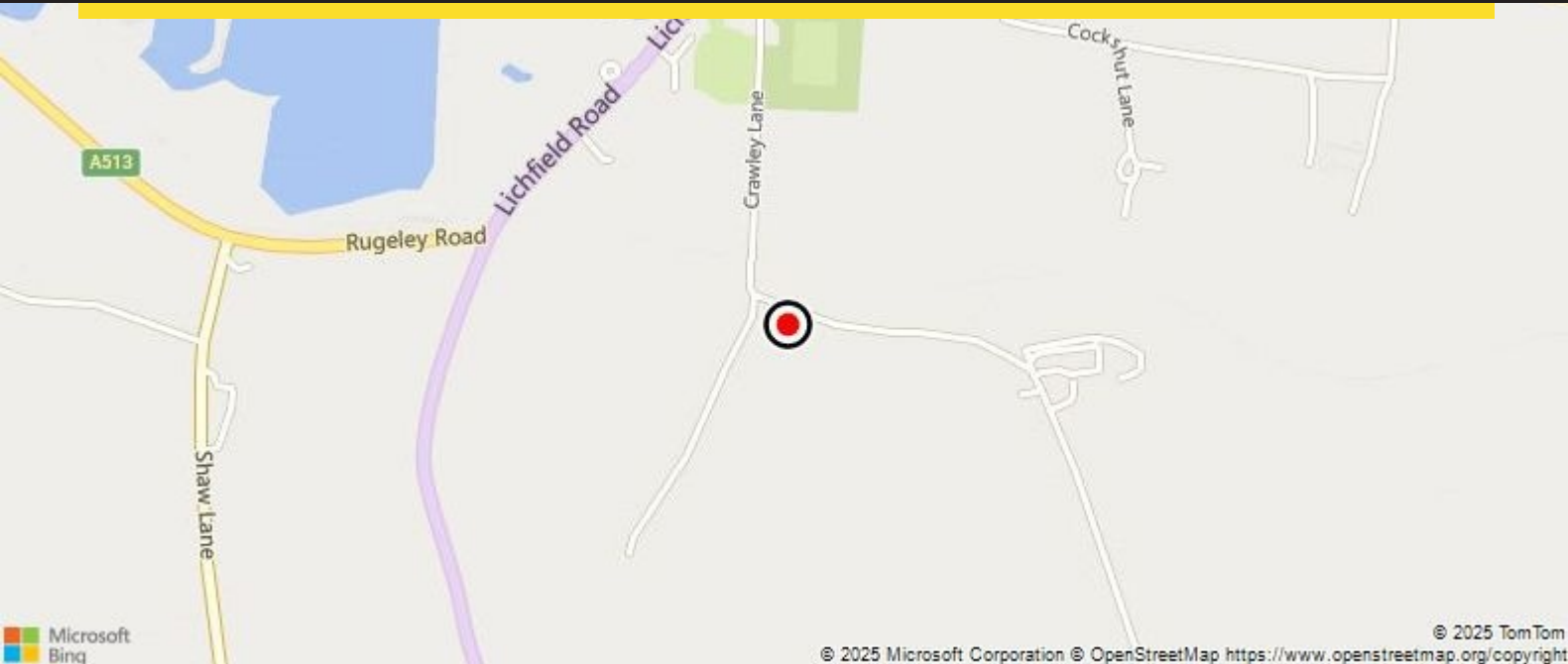
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (76).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

By appointment with Rushton Hickman Limited.



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