



TO LET
INDUSTRIAL/WAREHOUSE PREMISES
4,350 SQ.M. (46,822 SQ.FT)



UNIT 1A
ENTERPRISE PARK
EUROPA WAY
LICHFIELD
WS14 9TZ

web. www.bht.uk.com

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

LOCATION

Lichfield is strategically located adjacent to the A38 which passes immediately to the south of the City, leading to the A50 (M1/M6 link road) and Derby to the north and the M6 motorway and Birmingham to the south. Birmingham City Centre lies approximately 15 miles to the south west.

SITUATION

Enterprise Industrial Park is situated in a prominent position on the eastern edge of Lichfield adjacent to, and visible from, the A38 trunk road. It is a modern estate arranged around a central access road, Europa Way, hosting a mix of national and local companies.

The subject property is situated on the southern side of Europa Way directly opposite is Tippers Building Supplies, a substantial warehouse with trade counter element. There are other trade counter users on the estate and on the adjoining Britannia Enterprise Park to the west.

DESCRIPTION

The property comprises a modern detached single storey industrial warehouse with integral two storey offices to the front elevation and an extensive canopy and yard area to the rear and side elevations. The main warehouse is of steel portal frame construction with a profile sheet metal roof and a concrete floor.

The elevations are brick and block with profile metal cladding above, with an estimated eaves height to the main warehouse of **6.23m (20'5")**.

ACCOMMODATION

The property provides the following approximate areas:-

Manufacturing/Warehouse & Offices	3,689 sq.m.	39,707 sq.ft.
Canopy area	<u>661 sq.m.</u>	<u>7,115 sq.ft.</u>
Total GIA	4,350 sq.m.	46,822 sq.ft.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rental of **£155,000 per annum exclusive**.

RATING

We are informed by the Local Rating Authority the property is currently assessed as follows:-

Rateable Value	£153,000
Rates Payable 2010/11	£ 63,342 (estimate)

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the joint letting agents:-

Brackenridge Hanson Tate

Att: Richard Abbiss or Mike Smith
Tel: 0113 244 9020
Email: richard@bht.uk.com
mike.smith@bht.uk.com

or BNP Paribas Real Estate

Att: Steve Rowan
Tel: 0121 237 1237
Email: stephen.rowan@bnpparibas.com

SUBJECT TO CONTRACT
21st May 2010