

Trent Business Centre, Eastern Avenue, Lichfield, WS13 6RR



FOR SALE

Freehold Serviced Office Investment

Net Internal Area: 8,034 ft² (746.38 m²) on 0.67 Acres

Trent Business Centre, Eastern Avenue, Lichfield, WS13 6RR

Substantial Serviced Office Investment with Development Potential

Overview

- Prominent Roadside Site
- Fully Refurbished Suites
- Newly Constructed Development of Front Door Mews Offices
- Large Car Parking Area
- Freehold
- ERV - £210, 000 per annum
- Development Potential
- Offers IRO £1,750,000



Location

The property is prominently located on Eastern Avenue within one mile of the A32 north and southbound, and Lichfield city centre.

Eastern Avenue is a thriving commercial location with many national operators being represented including: Topps Tiles, Majestic, HSL, Lidl, ATS, Wikes, Carpet Right, Pets at Home and Bensons for Beds.

We understand that adjacent to the subject property, Ford are developing a new car showroom, further strengthening attractiveness of the location as a commercial, retail and trade counter hub.

Description

The property comprises a substantial office complex with large frontage to Eastern Avenue being two storey to the front elevation and single story to the rear incorporating a new mews development of front door offices.

Externally the property benefits from an extensive new tarmac car park.

The property has been split to create a service office centre benefiting from 27 units of high quality office accommodation having: carpet flooring,

suspended ceiling with CAT III inset lighting, numerous power and data points and communal kitchen and WC facilities. Communal conference and boardroom facilities are made available to tenants along with dedicated postal and other services.

Accommodation

We have taken a representative sample of check measurements and understand that the property totals:

Total (NIA) - 8,034 ft² (746.38 m²) approximately

Site Area - 0.67 Acres or thereabouts

Price / Tenure

Offers in the region of £1,750,000 are sought for the freehold interest in the property, subject to contract.

VAT

All figures quoted are exclusive of VAT which may be chargeable. However, it is anticipated that the sale would be treated as a TOGC.

Available upon request from the agent.



Planning

We understand that the property has planning consent under Use Class B1a (Offices).

The property may be suitable for alternative uses subject to securing the appropriate planning permission.

All interested parties should contact Lichfield District Council on: 01543 308174 or email: devcontrol@lichfielddc.gov.uk

Services

We understand that all mains services are connected on or adjacent to the property.

The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Viewings

Strictly via the sole selling agent Siddall Jones on 0121 638 0500



Office	Size (ft ²)	Tenanted/Vacant	Rental Income Per Calender Month	Rental Income Per Annum
1	168	Tenanted	£425.00	£5,700.00
2	245	Tenanted	£600.00	£7,200.00
3	96	Tenanted	£295.00	£3,540.00
4	105	Tenanted	£440.00	£5,280.00
5	109	Tenanted	£310.00	£3,720.00
6	174	Tenanted	£500.00	£6,000.00
7	163	Tenanted	£400.00	£4,800.00
8 & 9	499	Tenanted	£945.00	£11,340.00
10	77	Tenanted	£205.00	£2,460.00
11	117	Tenanted	£299.00	£3,588.00
12	202	Tenanted	£675.00	£8,100.00
14	157	Vacant	£475.00	£5,700.00
15	107	Vacant	£325.00	£3,900.00
16	95	Tenanted	£309.00	£3,708.00
17	180	Tenanted	£400.00	£4,800.00
18	141	Tenanted	£580.00	£6,960.00
19-22	764	Tenanted	£1,100.00	£13,200.00
23-24	800	Tenanted	£1,260.00	£15,120.00

**Total Income of
Trent Business
Centre**

Total Rental Income Per Calender Month
£17,418.00
Total Rental Income Per Annum
£209,616.00

Total (ft²)	4199	Total (if fully let)	£9,543.00	£115,116.00
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Mews Offices, Trent Business Centre

Office	Tenanted/Vacant	Rental Income Per Calender Month	Rental Income Per Annum
1	Tenanted	£850.00	£10,200.00
2	Vacant	£800.00	£9,600.00
3	Tenanted	£1,010.00	£12,120.00
4	Tenanted	£1,010.00	£12,120.00
5	Tenanted	£905.00	£10,860.00
6	Tenanted	£750.00	£9,000.00

Total (if fully let)	£5,325.00	£63,900.00
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New Mews Offices

Office	Tenanted/Vacant	Rental Income Per Calender Month	Rental Income Per Annum
7	Vacant	£850.00	£10,200.00
8	Tenanted	£850.00	£10,200.00
9	Tenanted	£850.00	£10,200.00

Total (if fully let)	£2,550.00	£30,600.00
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