

INDUSTRIAL UNIT



**Unit 1C Ringway Industrial Estate, Eastern Avenue, Lichfield, Staffs, WS13 7SF**

- Approximately 7,752 sq ft (720.16 sq m)
- Warehouse Approx 6,294 sq ft (584.73 sq m)
- First Floor Offices Approx 1,458 sq ft (135.45 sq m)
- Located at rear of Formula One Autocentre
- Available July 2024



Printcode: 20240401

# Unit 1C Ringway Industrial Estate

## Eastern Avenue, Lichfield

### LOCATION

The property is located off Eastern Way (A5192) on the popular Ringway Industrial Estate, approximately 1.2 miles north of Lichfield town centre. The property is located to the rear of the Formula One Autocentres unit.

### DESCRIPTION

The property is of brick and block construction to eaves with profile steel cladding frontage and roof. The property benefits from a roller shutter door and WC facilities.

### ACCOMMODATION

All measurements are approximate:

**Ground Floor Workshop** - Approx 6,294 sq ft (584.73 sq m)

**First Floor Offices** - Approx 1,458 sq ft (135.45 sq m)

**Overall GIA** - Approx 7,752 sq ft (720.16 sq m)

### RENT

From £6.50 per sq ft pax (£50,388 per annum exclusive).

### VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

### LEASE

The property is offered on a new full repairing and insuring lease for a term to be agreed between the parties.

### TERMS

Full repairing and insuring basis.

### SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

### BUILDINGS INSURANCE

The Landlord insures the building and recharges the tenant a proportionate amount.

### LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

#### **MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991**

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



### PROPERTY REFERENCE

CA/BP/2322/a0424/AWH

### LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

### RATEABLE VALUE

£46,500 - Valuation Office.

### RATES PAYABLE

£23,203.50 - 2024/2025.

### ENERGY PERFORMANCE CERTIFICATE

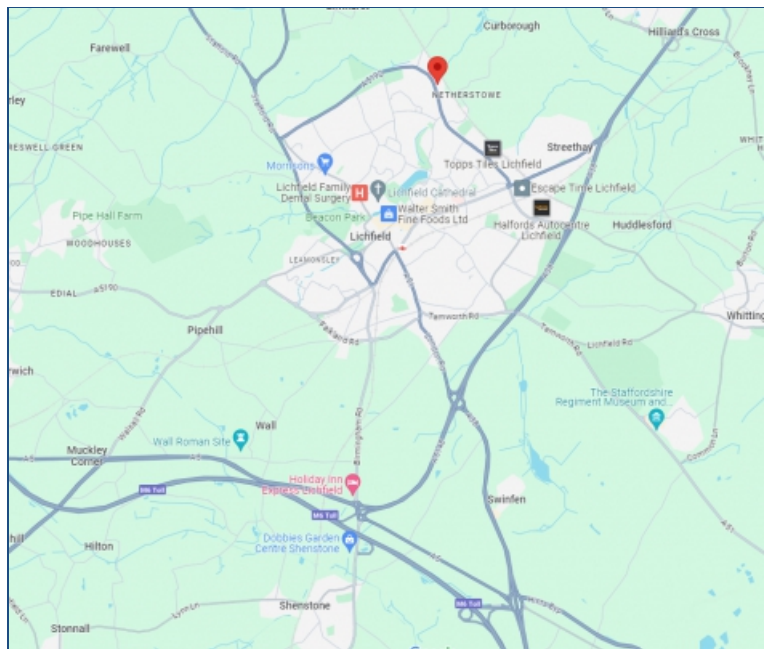
Energy Performance Certificate awaited.

### AVAILABILITY

July 2024.

### VIEWING

Strictly by prior appointment with the Agent's Cannock office.



**Tel: 01543 506640**

**www.adixon.co.uk**

The Woodlands  
4 Hallcourt Crescent, Cannock  
Staffordshire, WS11 0AB  
Fax : 01543 506654  
Email: enquiries@adixon.co.uk