

TO LET

Various Uses – Subject to Planning

**Carigiet
Cowen**

**UNIT 8, WILTELL WORKS
ST JOHN STREET, LICHFIELD, WS14 9ET**

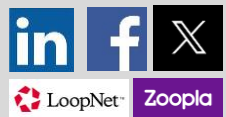


- * 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *
- *DEDICATED CAR PARKING*
- * ATTRACTIVE OFFICE BUILDING*



01228 544733

www.carigietcowen.co.uk

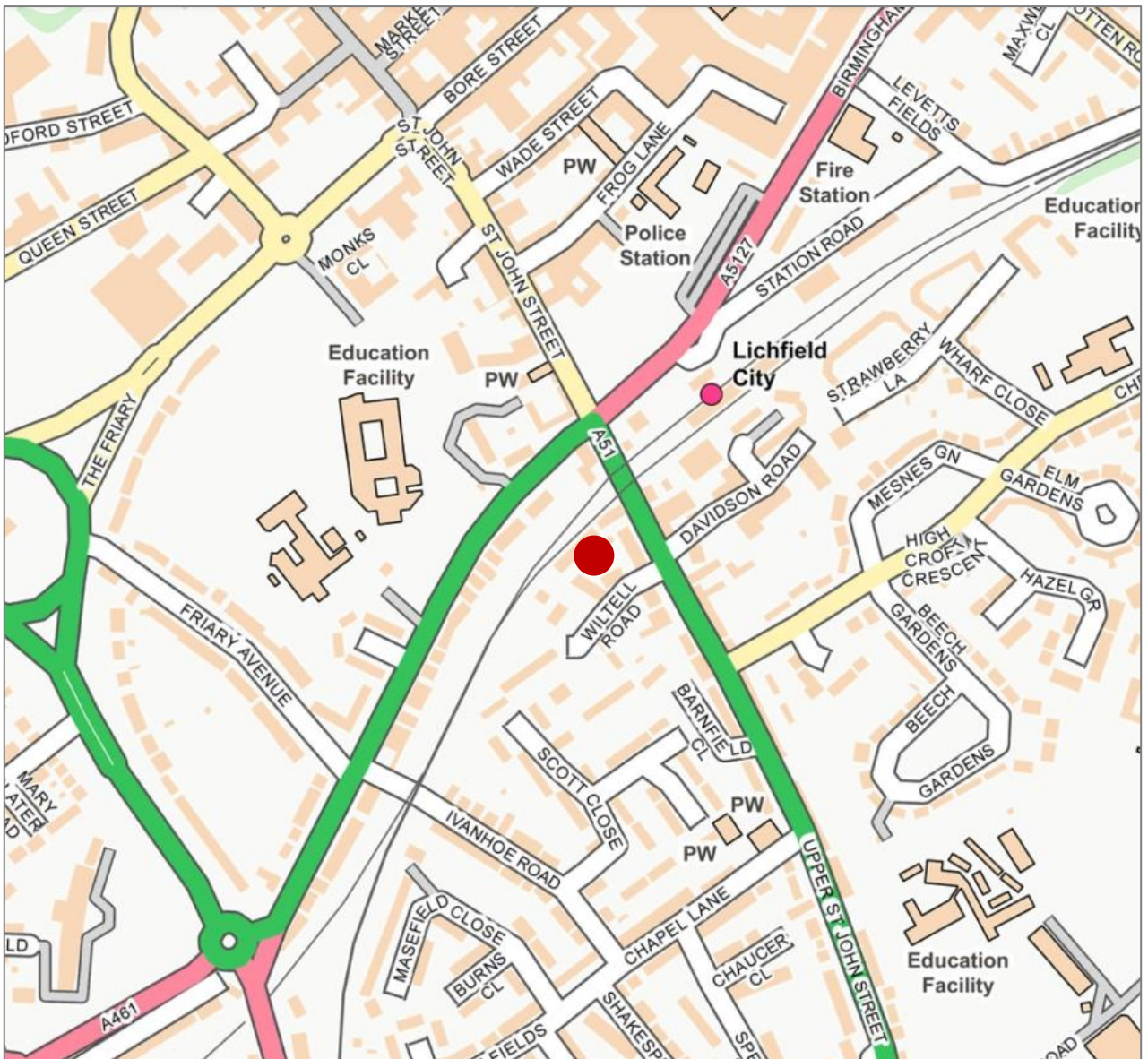


LOCATION

Lichfield is an affluent cathedral city located approximately 15 miles northeast of Birmingham and 6 miles northwest of Tamworth. The area benefits from a district population of around 93,000, offering a strong local catchment.

Unit 8 is located on St John Street within the Wiltell Works Industrial Estate, a short distance from Lichfield City Train Station. Nearby occupiers include LUGO Contract Furniture, Bojangles Dance, Early Years Education Centre, and Ambition Personal Training.

The location of Unit 8 is shown circled red below; this is for indicative purposes only.



DESCRIPTION

Unit 8 is a two-story, end-of-terrace traditional brick building with a pitched slate roof. The property features a symmetrical façade, including three sliding sash windows on the upper floor and one on the ground floor to the left. The central entrance is a brown door, flanked by two white-framed windows fitted with security bars. Two marked parking spaces are located directly in front of the building, offering convenient access.

Internally, the entrance opens into a corridor with offices on both the left and right sides. A staircase at the end of the corridor leads to the upper floor, which comprises an office, two storage rooms, a staff kitchen/breakout area, and two WCs.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	39.58	(426)
First Floor	40.04	(431)
WC		
Total		

SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Workshop and premises with a 2023 List Rateable Value of £6,900. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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ENERGY PERFORMANCE CERTIFICATE

Unit 8 has an EPC Rating of E (119).





LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a rent in the region of **£12,000 per annum exclusive.**

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

VAT is payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Email: Carlisle@carigietcowen.co.uk

Tel: 01228 544733



Prepared: August 2025

MISC/BB

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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