



TO LET

UNIT B1, 4 GRANARY WHARF BUSINESS
PARK, WETMORE ROAD, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1DU

OFFICE 1,561 SqFt (145.02 SqM)

KEY FEATURES

- HIGH-QUALITY TWO-STORY OFFICE BUILDING
- NET INTERNAL AREA OF APPROXIMATELY 1,561 SQ. FT / 145.1 SQ. M
- RENTAL PRICE OF £18,000 PER ANNUM, EXCLUSIVE
- EXCELLENT CAR PARKING ALLOCATION WITH 7 DEDICATED SPACES

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LOCATION

Granary Wharf is a prestigious development of office and business units in Burton upon Trent. The business park is situated off Wetmore Road, just over one mile from the town centre. The area benefits from excellent road and rail communications, with the nearby A38 corridor providing access to the motorway network of the Midlands.

DESCRIPTION

The property comprises an excellent semi-detached two-storey office building. The ground floor of the property comprises a reception area with good-size office suite located off, along with a storeroom, kitchen and two WC facilities (one of which is a disabled WC). The first floor provides full open plan office space.

The accommodation is fitted out to a good standard throughout and generally comprises carpet tile floor coverings, gas-fired central heating, double-glazed aluminium-framed windows and a suspended ceiling incorporating LED lighting and comfort cooling / heating systems.

Externally, the property benefits from seven dedicated parking spaces to the front and side of the building.

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
Ground Floor	657	61.04
First Floor	904	83.98
Total	1,561	145.02

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 (East Staffordshire Borough Council).

SERVICES

It is understood that all mains services are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £15,500.

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 £18,000 per annum, exclusive of VAT and all other outgoings.

SERVICE CHARGE

A service charge is payable for the communal areas of the development. Further details can be obtained the marketing agent.

VAT

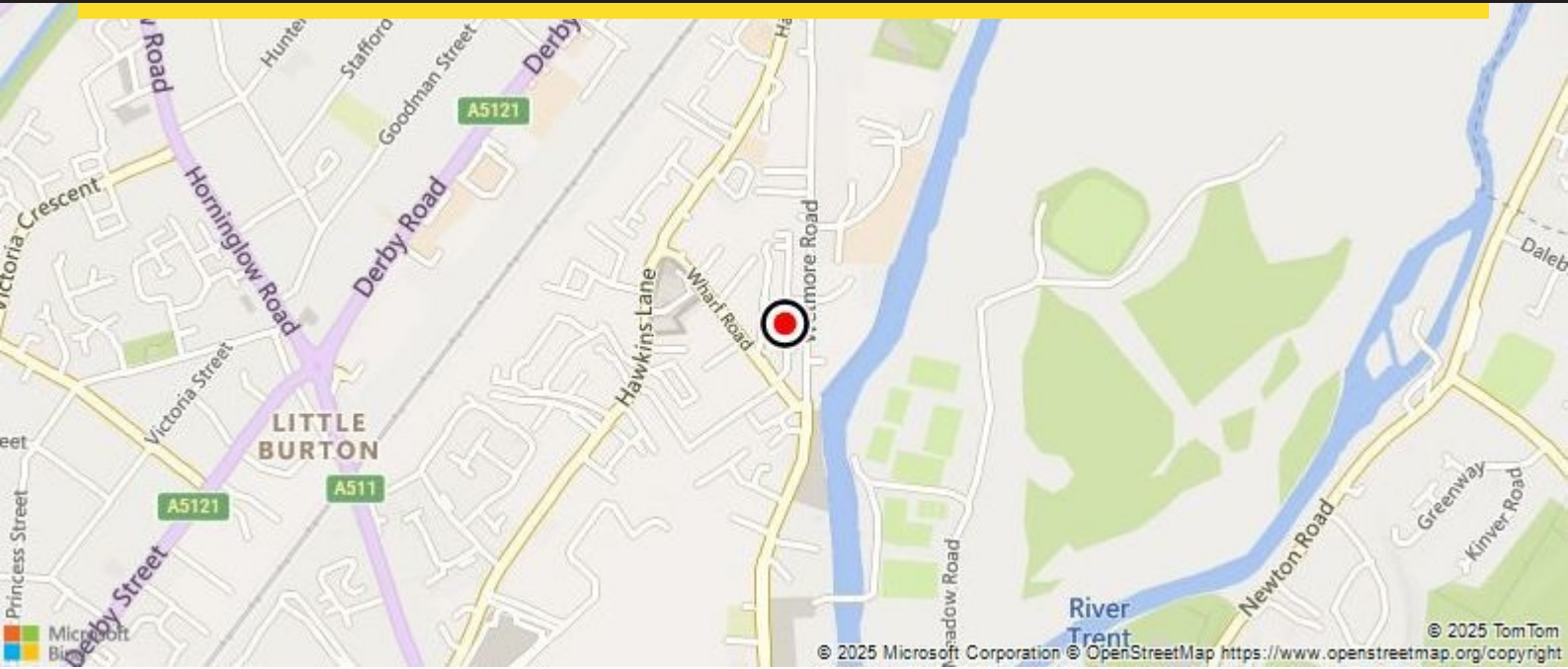
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (34).

LEGAL COSTS

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



VIEWING

By appointment with sole agent Rushton Hickman.



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