

FOR SALE OR TO LET

PRESTIGIOUS MODERN OFFICE ACCOMMODATION



Price: £170,000 plus VAT / Rent: £13,500 pax plus VAT

- Prestigious modern office accommodation comprising approximately 112.08m² / 1,206 sq ft (net internal).
- Excellent, strategic location, one mile to the A38 and access to the national road network
- Local amenities on the Business Park include Subway, Costa Coffee and McDonalds.

CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

Unit 17, Eastgate Business Centre
Eastern Avenue, Burton on Trent
Staffordshire, DE13 0AT



SALLOWAY

184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

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Location

Burton on Trent is a large industrial town, having a population in the region of 60,000 situated within the Borough of East Staffordshire adjacent to the A38 dual carriageway. The town lies approximately 15 miles south west of Derby and benefits from convenient links via the A38 and A50 to the M1, M6 and national road network.

The Eastgate Business Centre was originally developed by Wheeldon Brothers Limited, Derby and forms part of an industrial area that includes a variety of local, regional and national businesses. It occupies an excellent, strategic location on the A5121 approximately one mile from the A38, providing access to the national road network and 3 miles from the town centre.

Description

A semi-detached building constructed by Wheeldon Brothers Limited and which is of two storey cavity brick and concrete block construction with powder coated, aluminium framed double glazed window units and an entrance door. Internally, the offices have the benefit of carpet tiled floor coverings, service and data trunking, suspended ceilings to part with diffused category II fluorescent lighting, Dimplex, electric panel heaters a fire alarm system and ground floor toilet facilities. Also at ground floor level the open plan area has been partitioned to provide a kitchen/staff room and office.

Externally, is a tarmac surfaced parking area with six designated spaces and a manual, security barrier at the entrance.

In addition there are also public parking facilities on the Business Park.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor

Office & kitchen/
staff room: 7.35m x 6.70m - 49.24m² / 529 sq ft

First Floor

Office: 10.37m x 6.70m overall - 62.96m² / 677 sq ft
(net excluding stairs)

Total (net internal): 112.20m² / 1,206 sq ft

Services

Mains electricity, water and drainage are connected to the premises.

In addition to the electric panel heating there is also a wall mounted air conditioning unit to the ground floor office.

Service Charge

There will be an annual service charge payable (approximately £624.00 for the current financial year) by the Purchaser/Tenant which will be a proportionate cost of the total communal charge relating to the exterior of the site in terms of maintenance, repair, electricity, insurance and so forth. This is administered by a Management Company.



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Rates

Current Rateable Value: £9,200

New Rateable Value with effect from 1 April 2026: £10,250

For confirmation of Business Rates payable and eligibility for any relief that may apply, interested parties are advised to contact East Staffordshire Borough Council

Energy Performance Certificate

The property has an energy performance rating of Band D.

A copy of the energy performance certificate is available upon request.

Terms

Freehold :

Price : £170,000 for the freehold interest.

Leasehold :

The premises are available on a full repairing and insuring lease for a flexible term.

Rent : £13,500 per annum exclusive which will be subject to an upward only review at three yearly intervals.

Value Added Tax

The price/rent will be subject to value added tax.

Rent Deposit Agreement

In the event of a letting the Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

In the event of a letting the Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

In the event of a sale or letting each party are to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings strictly via prior appointment with the joint agents:-

Salloway:

Tel: 01283 500030
Email: burton@salloway.com

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