



TO LET

**UNIT 8 NORTHSIDE BUSINESS PARK,
HAWKINS LANE, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1DB**

INDUSTRIAL 2,286 SqFt (212.37 SqM)

KEY FEATURES

- GROSS INTERNAL AREA - 2,286 SQ. FT (212.37 SQ. M)
- OPEN PLAN WORKSHOP WITH GROUND FLOOR OFFICE, PLUS ADDITIONAL MEZZANINE ANCILLARY ACCOMMODATION
- MODERN UNIT ON POPULAR BUSINESS PARK
- RENTAL - £11,500 PLUS VAT PER ANNUM, EXCLUSIVE OF RATES

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LOCATION

The unit is situated on the established and prominent Northside Business Park on Hawkins Lane, which forms one of the most popular industrial locations within Burton upon Trent. Northside Business Park is a modern development situated only 2 miles from Burton upon Trent town centre and the A38 trunk road.

DESCRIPTION

The property comprises a modern, terraced industrial unit incorporating ancillary mezzanine accommodation.

With brick and block lower elevations, steel-clad upper elevations beneath a pitched steel-clad roof with translucent roof lights and a solid concrete floor.

Internally, the premises feature an open plan workshop with a ground floor office, kitchen and WC. There is also a first floor freestanding mezzanine providing additional storage. The unit is equipped with 3-phase electricity, along with a roller shutter loading door measuring 3m wide by 4m high.

Externally, the unit has the benefit of dedicated car parking spaces.

ACCOMMODATION

The property has been measured on a gross 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	1,143	106.18
Mezzanine	1,143	106.18
Total	2,286	212.37

PLANNING

We understand that the property has the benefit of planning consent for Use Class B2 (General Industrial), 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

We understand that all mains services are connected at the subject property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £9,300.

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 £11,500 plus VAT per annum exclusive.

VAT

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

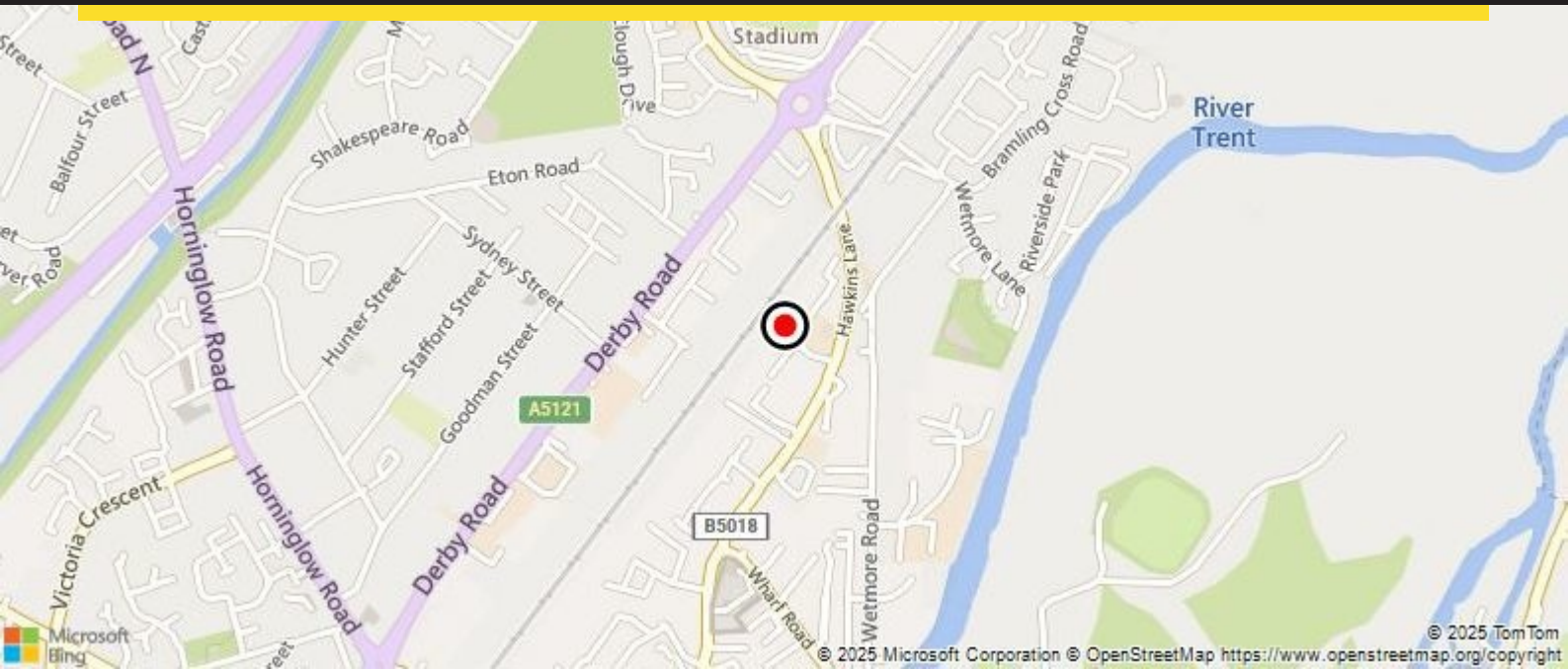
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of E (125).

LEGAL COSTS

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





VIEWING

By appointment with Rushton Hickman.



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