



TO LET

UNITS B AND C HARVEY COURT

DOVEFIELDS INDUSTRIAL ESTATE,
UTTOXETER, STAFFORDSHIRE
ST14 8HU

465.4–930.9 sq m
(5,008-10,016 sq ft)

Modern Warehouse/Industrial Units

- Available on new leases individually or as a pair
- £32,500 per annum per unit
- Incentives available if both units taken together
- 5.2m eaves
- Approx 0.5 miles from A50 (M6 link road)



NG Chartered Surveyors

Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**AVAILABLE
IMMEDIATELY**





LOCATION

Harvey Court is located on the eastern side of the town of Uttoxeter within the Dovefields Industrial Estate. Dovefields Industrial Estate has direct access to the A518 which in turn links within 0.5 miles to the A50 (M1-M6 Link Road). The location therefore provides excellent access to the national road network.

DESCRIPTION

Harvey Court is a terrace of modern steel portal framed clear span warehouse/industrial units. Each unit provides a minimum internal eaves height of 5.2m. The internal specification includes concrete floors, three phase electric installation, sodium lighting and electrically operated roller shutter door measuring 4.1m (height) x 5m (width). Each unit provides a reception office serviced by a separate personnel door to the exterior and incorporating disabled toilet and utility room.

The shared concrete surfaced yard is fully secure by way of palisade fencing and gates with external security lighting.

There is sufficient parking for 8-10 cars per unit without hindering service access or the estate clearway.

ACCOMMODATION

Each unit comprises the following approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice:

	SQ M	SQ FT	AVAILABILITY
Unit B	465.4	5,008	Under Offer
Unit C	465.4	5,008	Available
TOTAL GIA	930.8	10,016	

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

EPC

The units have EPC ratings within Band 'D'.

SERVICES

Mains supplies of electricity (three phase), water and sewerage are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

BUSINESS RATES

Charging Authority:	East Staffordshire
Description:	Warehouse & Premises
Rateable Value Per Unit	£29,500
Period:	1 st April 2026

TENURE

The units are available by way of new leases on full repairing and insuring terms. The minimum lease term available is 3 years. Longer terms will be given consideration.

The leases will be excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954.

RENT

Based on a standard 3 year lease term, the rent will be £32,500 per annum per unit.

SERVICE CHARGE

A service charge is levied to cover the costs of external common area maintenance. Each unit contributes 25% to the overall cost.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

THOMAS SZYMKIW

07564-580300
thomas@ng-cs.com

CHARLOTTE STEGGLES

07954-996197
charlotte@ng-cs.com