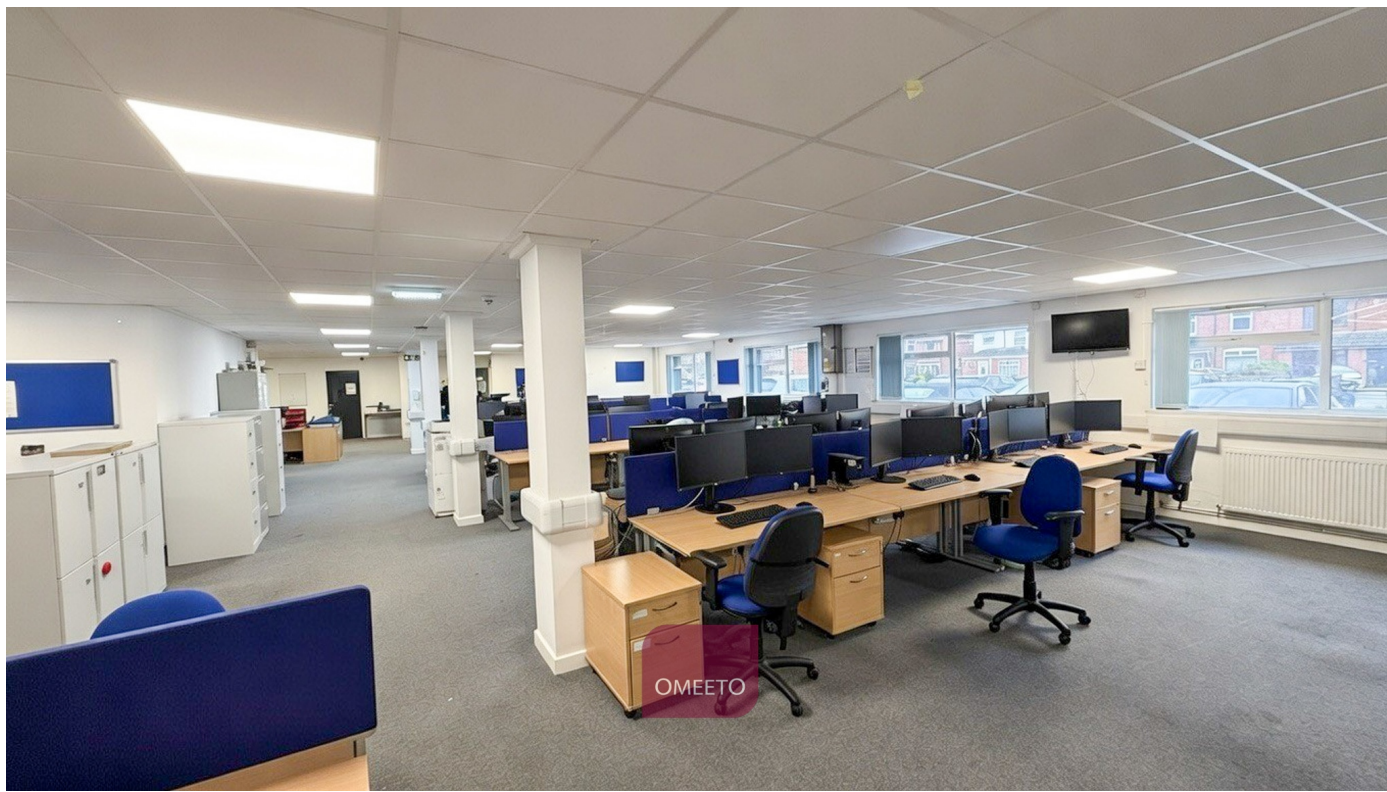


LARGE OFFICE, TO LET

## 4&5 ANGLESEY BUSINESS CENTRE, ANGLESEY ROAD

Burton-On-Trent, DE14 3NT



### KEY FEATURES

- Rent: £5,885 per month
- 3,923 Sq Ft (364.45 Sq M)
- Self contained within Business Centre
- Predominantly open plan with
- Meeting room & managers offices
- Kitchen & WC facilities
- On-site car parking with barrier
- Excellent commuter links, Burton train station within 0.8 miles

### OMEETO DERBYSHIRE

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### LOCATION

Burton-On-Trent is a popular market town in the East Staffordshire borough located approximately 11 miles southwest of Derby.

The offices to rent are situated just off A5189, which joins the A5121 that runs through Burton-On-Trent. This superb location has many occupiers in the nearby area, including Starbucks, Burger King, The Range and B&Q.

Burton Train Station is just 0.8 miles from the Business Centre.

### DESCRIPTION

Large office suite with on-site parking. Self contained, predominantly open plan office with 3 individual offices, meeting room, kitchen & break out area and WC facilities. Generally finished to a good standard and benefits from 24 hour access, fob entry. Manned reception on-site. Well behaved pets accepted.

Externally there is ample car parking operated on a first come first serve basis with an entrance and exit barrier.  
Office available from May 2026.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

| FLOOR        | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| <b>TOTAL</b> | <b>3,923</b> | <b>364.45</b> |

### PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### RATING

The property is currently listed as an office and premises on VOA.gov.uk.

**Rateable Value:** £41,250

**Rates Payable:** £20,583.75

### TENURE

The office is available to let by way of a easy in, easy out lease. Minimum term of 1 year. All mains services are connected to the property. Included in the rent is: electric, water (shared WCs/Kitchen), gas (shared kitchen), 5hrs free meeting room usage per month, free onsite parking based on first come first served. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

Excluded and responsible of the new tenant: telephones, Internet (5Mbps included, anything more is chargeable) with a one-off £75+VAT fee to set up, business rates if applicable, signage (if required), additional use of the meeting room.

### RENT

The premises is available to rent for £5,885 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

B (41)

### VIEWING

Please contact us or visit the OMEETO website for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

02-Mar-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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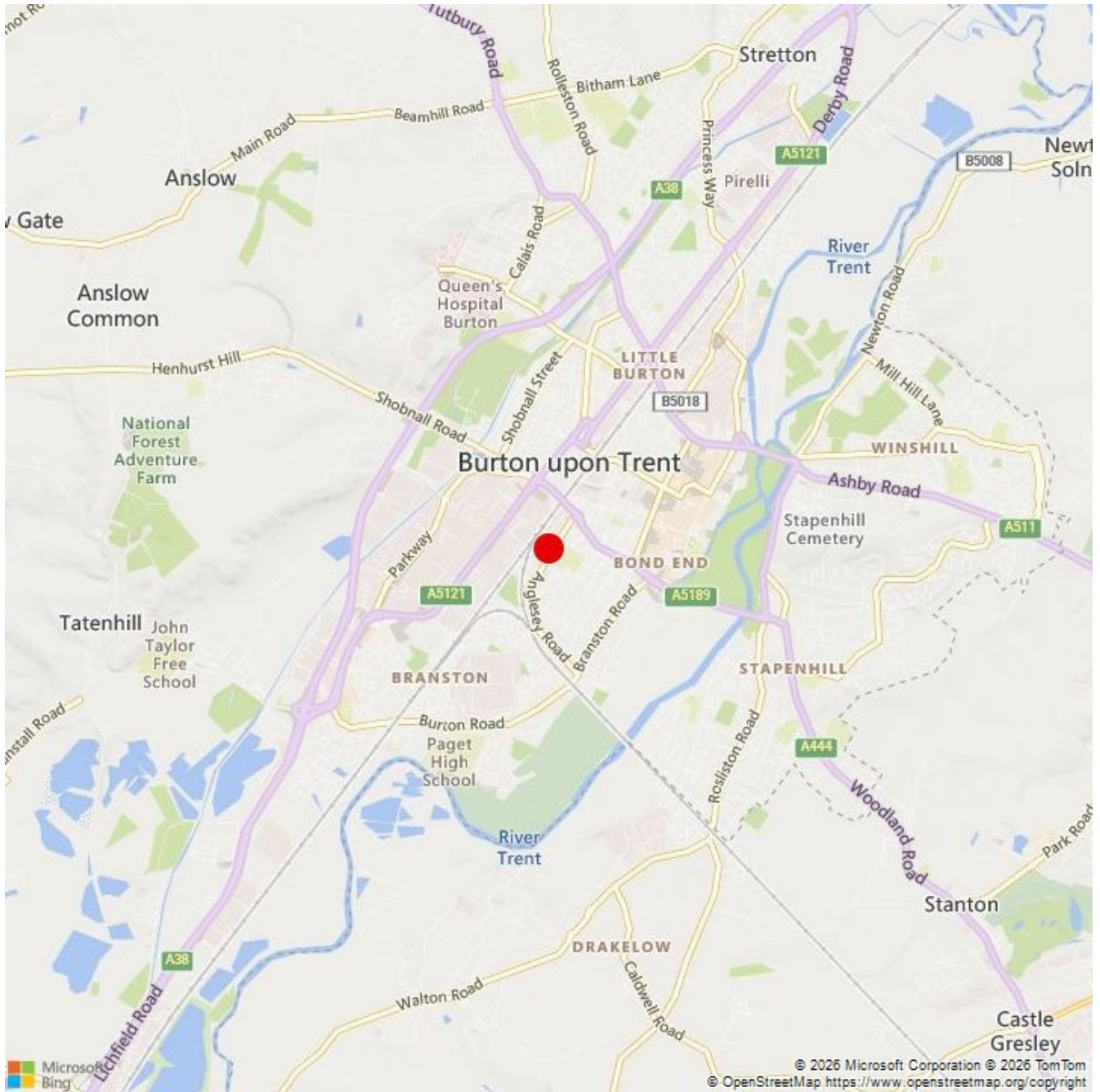
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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