



TO LET

**UNIT 4 LANCASTER PARK, NEWBOROUGH
ROAD, NEEDWOOD, BURTON UPON
TRENT, STAFFORDSHIRE, DE13 9PD**

INDUSTRIAL 6,531 SqFt (606.73 SqM)

KEY FEATURES

- MODERN UNIT ON POPULAR BUSINESS PARK
- GROSS INTERNAL AREA - 6,531 SQ. FT (606.73 SQ. M)
- RENTAL - £49,000 PLUS VAT PER ANNUM, EXCLUSIVE OF RATES
- 3-PHASE POWER

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LOCATION

Lancaster Park is a modern purpose-built business park comprising of industrial, storage and office premises situated off Newborough Road forming part of the B5234, and is approximately six miles from Burton upon Trent.

DESCRIPTION

The property comprises a modern end terraced industrial unit incorporating first floor office accommodation and mezzanine storage.

The unit is of steel portal frame construction having block / profile clad elevations beneath a pitched steel-clad roof with translucent rooflights and a solid concrete floor.

Internally, the unit features an open plan workshop, plus office accommodation over two storeys having a reception area, a range of offices, meeting rooms, breakout areas, kitchen and WCs.

The unit is equipped with 3-phase electricity, along with an electric roller shutter loading door measuring 4.0m wide by 4.4m high. Some of the offices at both ground and first floor level are air conditioned.

Externally, the unit has the benefit of eighteen 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	4,800	445.92
First Floor	1,184	109.99
Mezzanine	547	50.82
Total	6,531	606.73

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Industrial) and B8 (Storage and Distribution), 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

Mains electricity, gas, water and drainage are available to the premises.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £39,750.

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 £49,000 per annum, exclusive of VAT and all other outgoings, which include service charge and insurance.

VAT

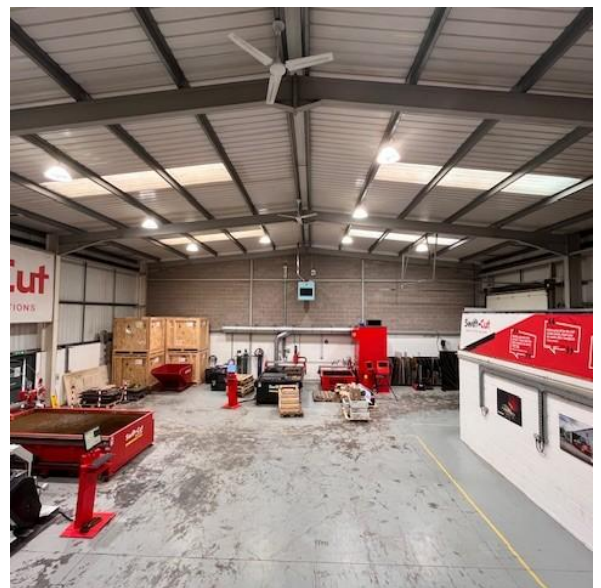
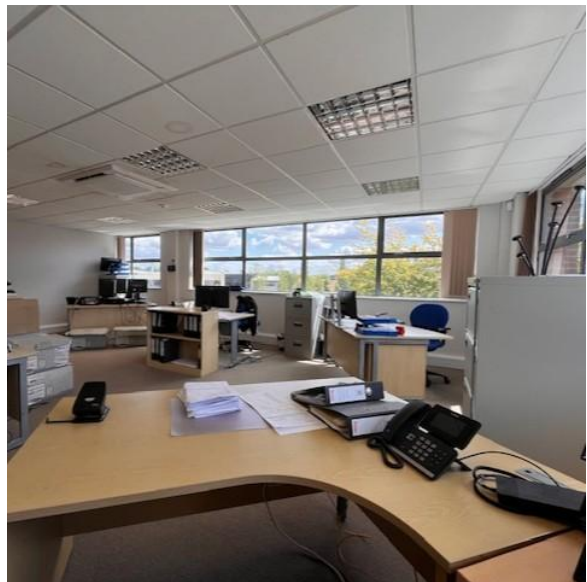
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (73).

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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