



TO LET

SECOND FLOOR, SUITES A-C THE
MALTSTERS, WETMORE ROAD, BURTON
UPON TRENT, STAFFORDSHIRE, DE14 1LS

OFFICE 7,980 SqFt (741.34 SqM)

KEY FEATURES

- HIGH QUALITY REFURBISHED OFFICE SUITE WITHIN SYMPATHETICALLY RESTORED GRADE II LISTED MALTINGS BUILDING WITH 30 ALLOCATED PARKING SPACES
- CURRENT OCCUPIERS INCLUDE CLOSE BROTHERS, AI GLOBAL MEDIA, ALPINE METAL TECH UK & BLOOM REFORMER STUDIO
- FLEXIBLE LEASE TERMS AVAILABLE
- RENTAL - £63,840 PLUS VAT PER ANNUM

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LOCATION & DESCRIPTION

The Maltsters is situated on Wetmore Road in Burton upon Trent close to the town centre, but with convenient access to the A38. This Grade II Listed former maltings building has been sensitively refurbished both internally and externally to provide high-quality office accommodation. Many of the original features have been retained, such as exposed roof trusses and decorative pillars that reflect the building's past, whilst incorporating today's high-quality finishes and fittings.

ACCOMMODATION

The premises have a net internal area of **7,980 sq. ft (741.34 sq. m)** and provides accommodation ideally suited to today's modern working environment. In addition to the reception area, there is a comprehensive open plan workspace, plus seven individual offices / meeting rooms, a further open plan office or potential boardroom and two kitchen areas. There are shared WC facilities throughout the building.

The development benefits from extensive car parking, with 30 parking spaces allocated to the suite.

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Offices), 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, water and drainage are available to the suite.

TENURE

The premises are available on a new lease for a flexible term subject to negotiation.

The tenant will be responsible for all internal repairs to the premises.

There is a service charge payable to cover external maintenance and upkeep of the communal areas of the building plus the estate generally.

PRICE

The property is available to rent at a figure of £63,840 per annum, exclusive of VAT, business rates, utilities, service charge and insurance.

VAT

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

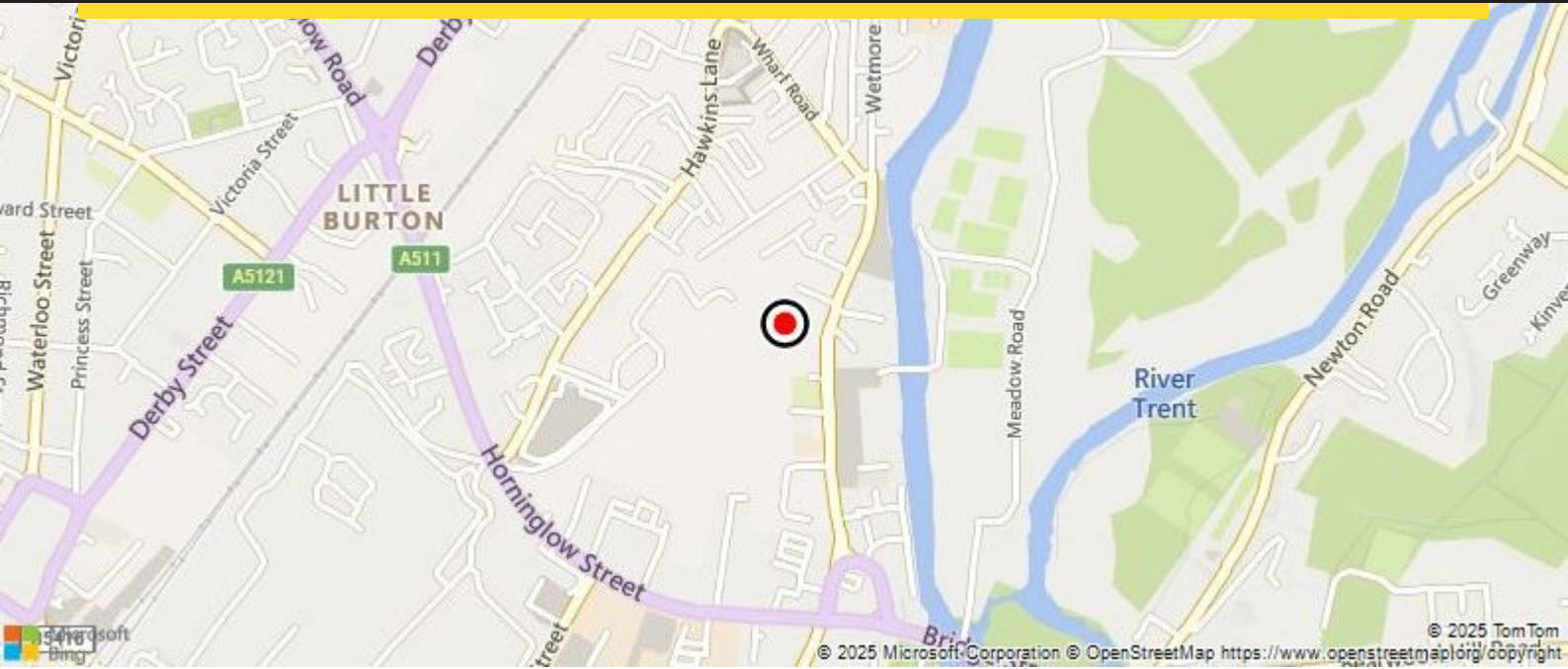
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (31).

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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