

# TO LET

## OFFICE ACCOMMODATION



CELEBRATING  
**30** YEARS  
OF PROPERTY  
CONSULTANCY

Fradley Marina  
Daisy Lane, Alrewas  
Staffordshire, DE13 7EW



Anwar Hussain MRICS

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### Rent: £550 per calendar month plus VAT

- Office suite comprising approximately 17.50m<sup>2</sup> / 188 sq ft net internal.
- A tranquil setting on the Trent & Mersey Canal on Staffordshire's newest and most environmentally attractive narrowboat marina.
- Yard and parking facilities.
- Business rates inclusive for the first year of the term.

184 Horninglow Street,  
Anson Court,  
Burton upon Trent, DE14 1NG

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## Location

Fradley Marina is located between the historic villages of Fradley and Alrewas in Staffordshire. The Marina sits on the popular Trent & Mersey Canal, close to Fradley Junction and the famous Mucky Duck pub. The Marina is just a few minutes from the A38, providing easy access to the M6 Toll and the national motorway network.

The Marina sits on Daisy Lane with all local amenities available in the nearby villages of Fradley and Alrewas, including pubs, shops and other conveniences. Each village is less than a mile from the Marina and there are designated cycle and public footpaths at the entrance to the Marina.

## Description

The property comprises an office suite located on Fradley Marina comprising a tiled floor with plastered and painted walls and ceilings with LED lighting, electric wall heaters with UPVC double glazed windows and timber doors. In addition, there is perimeter trunking for internet and power points.

WC facilities are in a shared building on-site and there is one allocated car parking space.

## Accommodation

All areas referred to in these particulars are approximate.

Office Suite: 17.50m<sup>2</sup> / 188 sq ft net internal

## Services

Mains electricity, water and drainage are connected to the premises.

## Energy Performance Certificate

The property has an energy performance rating of Band A.

A copy of the energy performance certificate is available upon request.

## Rates

The first years' rates are included within the rent.

(Lichfield District Council)

## Lease Terms

The premises are available on an internal repairing and insuring lease for a minimum term of three years.

## Rent

**£550 per calendar month** including fair use of electricity (which will be reviewed following the initial occupation) and share of the buildings insurance. In addition, there is the use of the superfast WIFI.

The rent is to be payable quarterly in advance by standing order/direct debit and will be subject to upward only review at three yearly intervals.



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## Value Added Tax

The rent will be subject to value added tax.

## Service Charge

A service charge is payable for the maintenance and repair of the external, communal areas.

The current service charge is £50 plus VAT per month.

## Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

## References

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

## Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

## Viewings

Viewings are strictly via prior appointment with the sole agents:-

### Salloway:

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**SALLOWAY**



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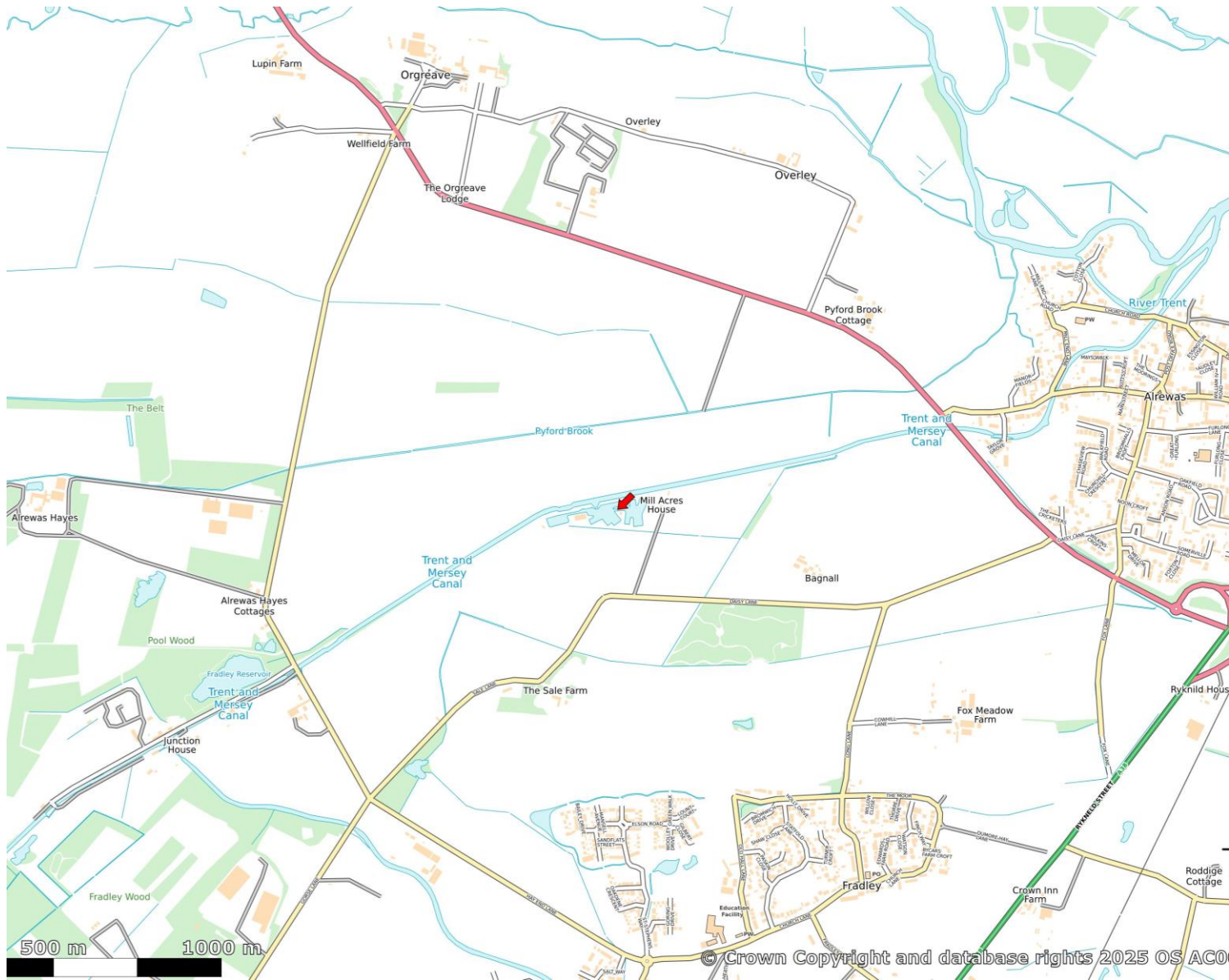
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**This brochure is intended to be a guide only so please read these important notes:**

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