



## TO LET

**GROUND FLOOR, 10 BARBERRY COURT,  
PARKWAY, CENTRUM 100, BURTON UPON  
TRENT, STAFFORDSHIRE, DE14 2UE**

**OFFICE 1,479 SqFt (137.4 SqM)**

### KEY FEATURES

- HIGHLY PROMINENT MODERN SELF-CONTAINED OFFICE SUITE
- SITUATED ON BURTON'S PREMIER BUSINESS PARK
- NET INTERNAL AREA OF 1,479 SQ. FT (137.4 SQ. M)
- AVAILABLE TO RENT FOR £16,275 PER ANNUM, EXCLUSIVE

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## LOCATION

Barberry Court is situated on the Centrum 100 Business Park in Burton upon Trent. The development has prominence to Parkway, which is the main arterial route through the park. Centrum 100 is a mixed use, commercial development and is located immediately adjacent to the A38 trunk road, which, together with the A50, affords excellent access to major motorway networks. Burton upon Trent town centre is less than half a mile away from the development.

The accommodation comprises the ground floor suite, which is the end unit of one of the two blocks which form the Barberry Court development. The suite is self-contained.

## DESCRIPTION

The subject property comprises a ground floor self-contained office suite within a modern two-storey office building.

The suite provides two open plan office areas which have been divided by glazed partitioning, along with a further glazed manager's office / meeting room to the rear. Furthermore, there are dedicated kitchen and WC facilities within the accommodation.

The accommodation is fitted to a good standard throughout including carpet tile floor covering, double-glazed aluminium-framed windows, suspended ceiling incorporating LED lighting and comfort cooling / heating systems.

Externally, we understand that there are five allocated car parking spaces within the development car park.

## ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Total	1,479	137.4

## 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

It is understood that all mains services, excluding gas, are connected at the property.

## BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £14,000.

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 for a negotiable period of time by way of a full repairing and insuring lease.

## PRICE

The property is available to rent at a figure of £16,275 per annum, exclusive of VAT and all other outgoings.

## SERVICE CHARGE

A service charge is levied for the maintenance of the common areas of the building and estate.

## VAT

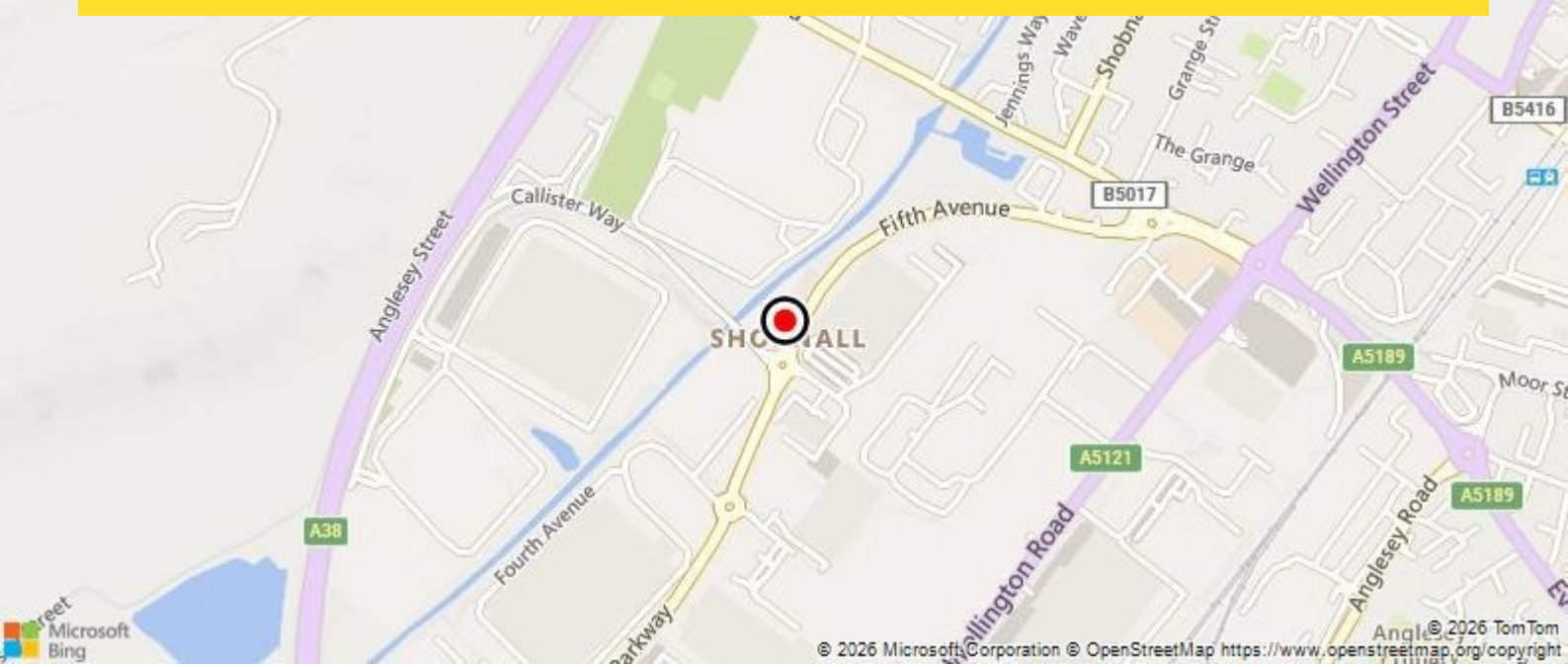
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (49).

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.



## VIEWING

By prior appointment with sole agent Rushton Hickman Ltd.



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