

# FOR SALE OR TO LET

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

## HIGH QUALITY MODERN HYBRID OFFICE WITH INTEGRATED STORAGE / WORKSHOP

Unit 14, Granary Wharf Business Park  
Wetmore Road, Burton on Trent,  
Staffordshire DE14 1DU



**Price: £325,000 plus VAT / Rent: £1,700 per month plus VAT**

- The integrated storage / workshop has a roller shutter door and the office to workshop ratio is approximately a 75/25 split and will suit trades, contractors and similar business uses also.
- Net internal area: 197.08m<sup>2</sup> / 2,121 sq ft.
- The premises benefit from comfort cooling, gas central heating and double-glazed windows.
- Six car parking spaces are allocated to the premises.
- Close to Burton on Trent town centre.
- Direct / easy access to the main A38 arterial route.



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## Location

The premises comprise a modern hybrid two-storey self-contained office suite on Granary Wharf Business Park on Wetmore Road, which is a prestigious modern office development, set in landscaped surroundings.

The town centre of Burton on Trent is less than one mile away, and the property benefits from excellent road and rail network communications, with the nearby A38 corridor providing access to the motorway network of the Midlands.

## Description

The property comprises a two-storey semi-detached office building of brick construction and has been designed as a modern hybrid office / industrial unit providing an approximate 75/25 split.

This high quality office accommodation is set over 2 floors, with the ground floor storage / workshop space having its own dedicated roller shutter access door.

The storage/workshop area is approximately 44.21m<sup>2</sup> / 475 sq ft, and the roller shutter access door is approximately 3.08m wide x 2.10m high.

The property benefits from having UPVC double-glazed window units, keypad security system, intercom system, fire and intruder alarm, gas central heating, an air-cooling system, suspended ceilings and carpeted floors.

Externally, there are six allocated car parking spaces.

## Accommodation

All areas referred to in these particulars are approximate.

**Ground floor:** **86.35m<sup>2</sup> / 929 sq ft**

- Reception
- Office / meeting room
- Kitchen
- Store/server room
- Workshop/storage

**First Floor:** **110.74m<sup>2</sup> / 1,192 sq ft**

- Large office 1
- Office 2
- Office 3

**Overall Total:** **197.08m<sup>2</sup> / 2,121 sq ft**  
**(net internal)**

## Services

All mains services are connected to the premises.

## Rates

Current Rateable Value: £19,000

New Rateable Value with effect from 1 April 2026: £21,750

For confirmation of Business Rates payable and eligibility for any relief that may apply, interested parties are advised to contact East Staffordshire Borough Council.



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## Energy Performance Certificate

The property has an energy performance rating of Band B.

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

## Terms

### Freehold

**Price : £325,000 for the freehold interest.**

### Leasehold

The premises are available on a full repairing and insuring lease for a flexible term and subject to upward only rent reviews at three yearly intervals.

**Rent : £20,400 per annum exclusive**

The rent is to be payable quarterly in advance by standing order/direct debit.

## Service Charge

The tenant will be responsible for the payment of a service charge in respect of the maintenance, repair and insurance of the common and external areas, including the parking, footpaths and landscaping.

## Value Added Tax

The price/rent will be subject to value added tax.

## Rent Deposit Agreement

In the event of a letting 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

In the event of a letting the Landlord will require references from interested parties to include their bank, accountant and Landlord.

## Legal Costs

In the event of a sale or letting 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.



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## Viewings

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

### Salloway:

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