

TO LET

OFFICE ACCOMMODATION

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

6 Lancaster Park, Newborough Road
Needwood, Burton on Trent
Staffordshire, DE13 9PD



Anwar Hussain MRICS

Tel: 01283 500030

Email: anwar@salloway.com

Rent: £15,000 p.a.x. plus VAT

- Semi-detached office building comprising approximately 94.88m² (1,023 sq ft) net internal.
- On-site parking facilities.
- Prestigious business park location.

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

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Location

A modern business park developed in recent years, situated in a superb rural location providing a range of office and warehouse units, with further development ongoing.

It is situated on the B5234, approximately 5 miles west of Burton on Trent and within 5 miles of the A50 via the A515 and within convenient travelling time of the A38 and national road network. Also within close proximity is the prestigious FA Centre, St George's Park.

Description

The property comprises a two-storey, semi-detached office building of steel portal frame construction, with brick and block walls beneath a pitched/hip tiled roof. Internally, the accommodation benefits from suspended ceilings with inset lighting, comfort cooling providing both heating and air conditioning, plastered and painted walls, skirting, trunking, and carpeted floor finishes. Additional features include powder-coated aluminium double-glazed windows and a matching entrance door, a single WC on the ground floor, and kitchen facilities on both the ground and first floors, providing convenience and functionality throughout.

Externally to the side of the premises are five allocated car parking spaces.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor Office:	44m ² / 475 sq ft
WC	NM
First Floor Office:	49.22m ² / 530 sq ft
Kitchen	1.66m ² / 18 sq ft
Total (net internal):	94.88m ² / 1,023 sq ft

Services

Mains electricity and water. Drainage is to private facilities.

Heating is provided via air conditioning.

Rates

Rateable Value: (East Staffordshire Borough Council).

Ground Floor - £4,900

First Floor - £6,100

Small Business Rate Relief available.

Energy Performance Certificate

The property has an energy performance rating of Band D.

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



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Rent

£15,000 per annum exclusive, which is to be payable quarterly/monthly in advance by standing order/direct debit.

Value Added Tax

The rent will be subject to value added tax.

Service Charge

A service charge is payable to the Vendor and covers ground maintenance, park security, water usage, etc. The charge for the current year is £977.16 plus VAT per annum.

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

The incoming Tenant is to be responsible for the Landlord's legal costs incurred in the transaction.

Lease Terms

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

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:

Contact: Anwar Hussain
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Email: anwar@salloway.com

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