



TO LET

SUITE 4 QUANTUM HOUSE, WING 2 SKYLINE
COURT, THIRD AVENUE, CENTRUM 100, BURTON
UPON TRENT, STAFFORDSHIRE, DE14 2BZ

OFFICE 1,518 SqFt (141.02 SqM)

KEY FEATURES

- HIGHLY PROMINENT MODERN SELF-CONTAINED OFFICE SUITE
- BURTON'S PREMIER BUSINESS PARK
- NET INTERNAL AREA - 1,518 SQ. FT (141 SQ. M)
- AVAILABLE TO RENT FOR £16,700 PER ANNUM, EXCLUSIVE

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LOCATION

Skyline Court is a modern office building situated on Third Avenue on Centrum 100 in Burton upon Trent. Centrum 100 is the premier business park in Burton upon Trent and lies approximately two miles from the town centre and less than one mile from the Branston junction of the A38 trunk road.

The surrounding area comprises a mix of uses and the property provides convenient access to Parkway, which is the main arterial route through the Centrum 100 development.

DESCRIPTION

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

The suite provides an open plan office, along with two partitioned offices / meeting rooms. In addition, there is a dedicated kitchen, WC and storeroom.

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

The property provides an intercom system from the front door and is fully DDA compliant with an internal passenger lift being situated within the building.

Externally, the property benefits from five dedicated car parking spaces.

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	1,518	141.02

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 mains electricity, water and drainage are available to the subject property.

TENURE

The subject property is available to lease by 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 £16,700 per annum, exclusive of VAT and all other outgoings.

SERVICE CHARGE

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

VAT

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

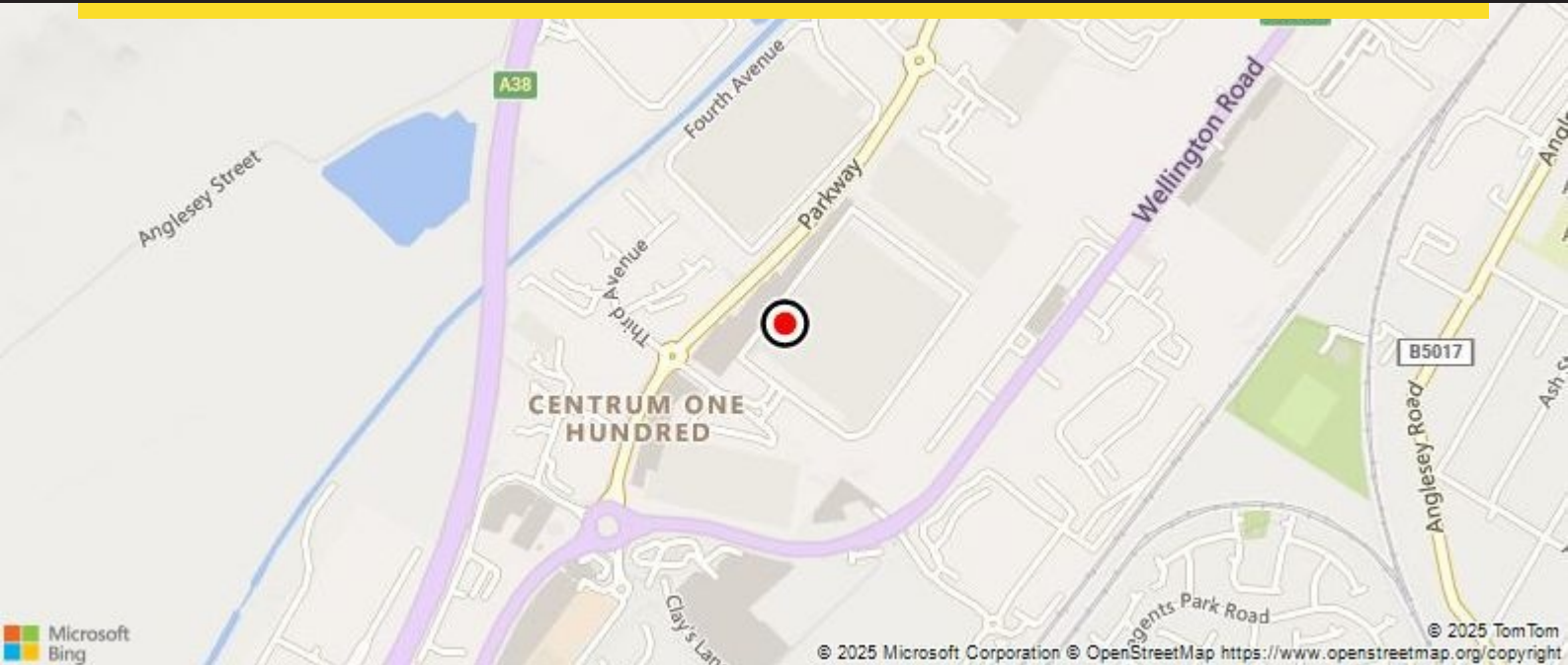
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (67).

LEGAL COSTS

Each party are responsible for their own legal costs.





VIEWING

By appointment with sole agent Rushton Hickman Limited.



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