

## TO LET

**SUITES 1 & 2, CENTRUM POINT, THIRD AVENUE, BURTON UPON TRENT, STAFFORDSHIRE, DE14 2WD**

**OFFICE**

**5,934 - 13,129 SqFt  
(551.27 - 1,219.68 SqM)**

### KEY FEATURES

- MODERN OFFICE / TRAINING AND CONFERENCE CENTRE
- SELF-CONTAINED ENTRANCE AND CAR PARK
- NET INTERNAL FLOOR AREA - 5,934 SQ. FT (551.28 SQ. M) TO 13,129 SQ. FT (1,219 SQ. M)
- £64,977 - £143,750 PER ANNUM, EXCLUSIVE OF ALL OTHER OUTGOINGS

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## LOCATION

Burton upon Trent is an East Staffordshire town located approximately 18 km (12 miles) southwest of Derby, 43 km (27 miles) northeast of Birmingham, 40 km (25 miles) northwest of Leicester and 42 km (26 miles) southwest of Nottingham.

The area benefits from good road communications being situated on the A38 dual carriageway, which provides access to Junction 24a of the M1 Motorway, via the A50, approximately 24 km (15 miles) to the east and the M6 Toll approximately 39 km (24 miles) to the south.

## SITUATION & DESCRIPTION

Centrum Point is situated on the Centrum 100 Business Park, which is a mixed-use commercial business park located adjacent to the A38. Centrum 100 is home to businesses such as Spirit Group, Intercontinental Hotels Group, Boots, Coors and Waterstones.

Centrum Point is highly prominent fronting onto Parkway, the main arterial road through the business park. The town centre is 1 mile to the east while the southern A38 junction is under a mile to the south. The scheme has the Trent & Mersey Canal to the west.

The property is a modern office / training and conference building with separate ancillary workshop to the northeast side elevation.

## ACCOMMODATION

The office suites have a net internal floor area of **5,934 sq. ft (551.28 sq. m) - 13,129 sq. ft (1,219 sq. m)** incorporating an open plan office, training rooms, staff rooms / kitchen and multiple office and meeting rooms.

Internally, the suites provide raised floors, dropdown LED lighting, air-conditioning and perimeter trunking.

There are 47 car parking spaces allocated to the vacant office building.

## TENURE

The premises are available on a part or whole new fully repairing and insuring lease for a term of years to be agreed.

## RENTAL

£64,977 - £143,750 per annum, exclusive of all other outgoings.

## VAT

Our client informs us that this transaction is subject to VAT.

## BUSINESS RATES

The current RVs for the premises are:

Suite 1: £69,500

Suite 2: £35,500

## ENERGY PERFORMANCE CERTIFICATE

B (48)

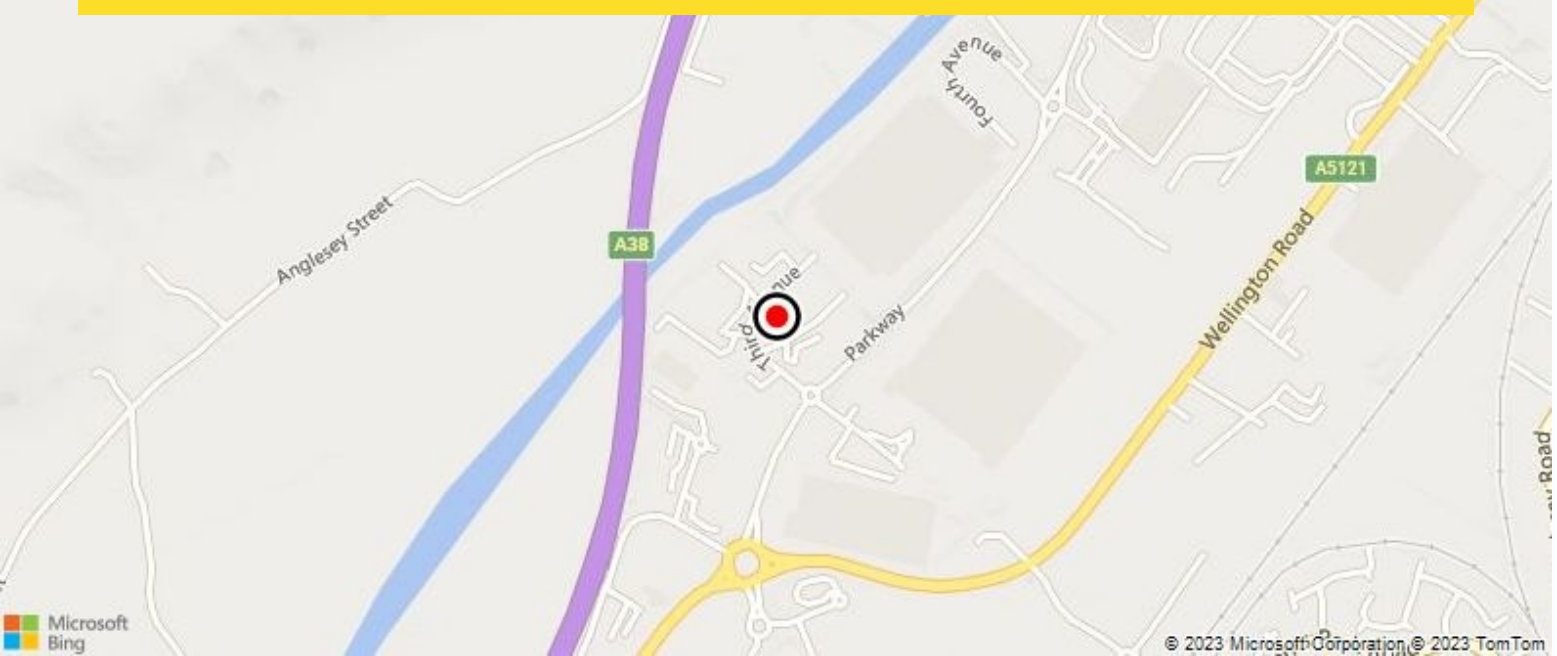
## SERVICES

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

## LEGAL COSTS

Each party shall be responsible for their own legal costs.





## VIEWING

By appointment with Rushton Hickman Limited.



### CONTACT

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