

TO LET

(BY WAY OF ASSIGNMENT OR SUB-LEASE) OFFICE ACCOMMODATION

CELEBRATING **25** YEARS OF PROPERTY
CONSULTANCY

Edwin House, Second Avenue
Centrum 100, Burton on Trent
Staffordshire, DE14 2WF



Rent : £41,500 p.a.x. plus VAT

- The accommodation comprises part of the ground floor and the first floor of this prestigious, modern, detached building.
- Communal entrance hall shared with NHS Property Services Limited, passenger lift, intercom access.
- Open plan and private offices with carpet tile floor coverings, data/power floor boxes, gas fired central heating and on-site parking facilities (barrier control).
- Facilities Management Services are available through the NHS Property Services Limited, if required.
- **RENT FREE PERIOD OF 3 MONTHS AVAILABLE.**



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

salloway.com



Location

The premises form part of Burton on Trent's premier business park location with easy access to the adjacent A38 and consequently the national road network and major regional centres. Local amenities including the Holiday Inn, Premier Inn, Morrisons Food Store and Fuel Station, Bannatynes Health Club and Restaurants are all nearby.

Description

A modern, detached building of cavity brick and concrete block construction with a pitched, concrete tile clad roof with powder coated, aluminium framed, double glazed window and door units. There is an intercom access leading into a communal entrance hall shared with NHS Property Services Limited who occupy the ground floor, a passenger lift, fire and security alarm systems. At first floor level there is a carpet tile floor covering, data/power floor boxes, a suspended ceiling with diffused fluorescent strip lighting, large open plan office, private rooms and amenity accommodation.

Externally is a barrier controlled, tarmac surfaced car park and there are 15 spaces available. However, these are not designated.

Accommodation

All areas referred to in these particulars are approximate.

First Floor: 413.38m² / 4,447 sq ft (net internal)

Services

All mains services are connected to the premises.

The central heating system is serviced by way of a gas fired, Ideal Mexico boiler which is located in the kitchen.

Tenure & Lease Terms

The premises are held on lease for a term of 10 years from 9 February 2018 at the current rent of £41,500 per annum exclusive which is subject to a review at 9 February 2023.

A copy of the lease is available upon request.

Value Added Tax

The rent is subject to value added tax.

Service Charge

The Tenant will be responsible for the payment of a service charge to the Landlord's of the building Manston Investments Ltd.

Rates

The Rateable Value for the whole building is £80,000

New Rateable Value with effect from 1 April 2023 £84,000

(East Staffordshire Borough Council).



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

salloway.com



Based on the area of this floor, relative to the whole of the building, the Tenant will be responsible for 52.74% of the business rates payable. Based on the figures to 31 March this year that will equate to £21,053 and with the effect from 1 April 2023 it will be £22,682. This will be payable to NHS Property Services Limited.

Payment of Utilities

The tenant will be responsible for 52.74% of the cost of gas, electricity and water charges. As with the rates, this will be payable to NHS Property Services Limited

Facilities Management

This service is also offered by NHS Property Services Limited if required by the Assignee or Sub-tenant.

If it is of interest it will include:

- Maintenance of Emergency Lighting
- Fire Risk Assessment
- Fire Alarm
- Loler (Lifting Operations & Lifting Equipment Regulations)
- Water Risk Assessment
- Gas Safety
- Fire Extinguishers
- Maintenance of the Gas Boiler
- Cleaning

Energy Performance Certificate

The property has an energy performance rating of Band D.

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

References & Accounts

The Landlord and the existing Tenant will require copies of three years audited accounts together with references from a bank, accountant and two trade / business referees.

Legal Costs

The incoming Tenant is to be responsible for the Assignor and the Landlord's 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 Lessee

Viewing

Viewing by appointment with the sole Agents: -

Salloway:

Tel: 01283 500030

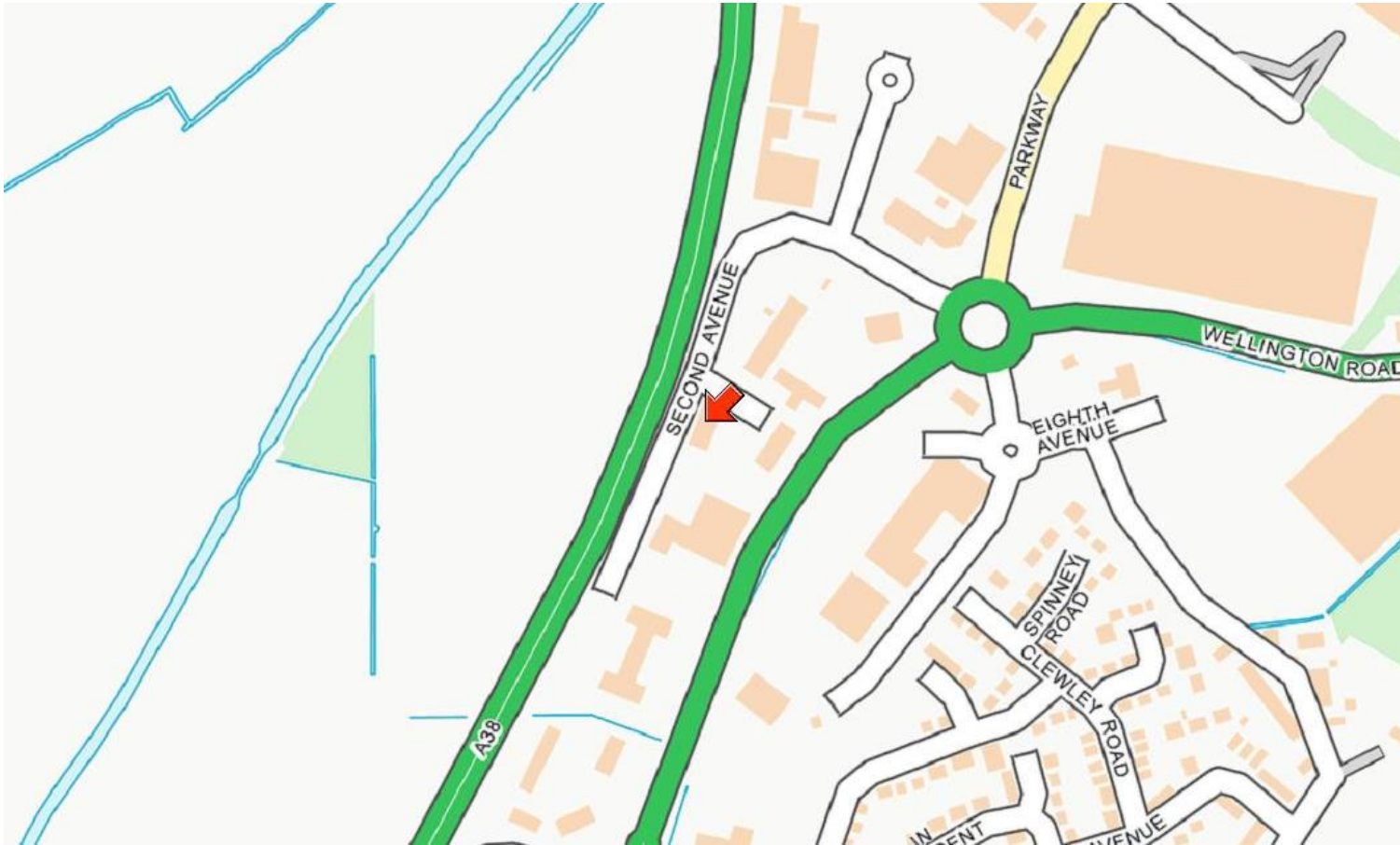
Email: burton@salloway.com



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

salloway.com





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

salloway.com

This brochure is intended to be a guide only so please read these important notes:

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No.

