

TO LET

(MAY CONSIDER A SALE OF THE LONG LEASEHOLD INTEREST)

HIGH SPECIFICATION OFFICE BUILDING



CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Century Court, First Avenue,
Centrum 100, Burton on Trent,
Staffordshire, DE14 2GR



Phil Randle Partner

Tel: 01283 500030

Email: phil@salloway.com

Rent: £110,000 p.a.x.

- Superb headquarters office building set in a site of approximately 0.40 hectares/1 acre.
- Landscaped grounds with perimeter fencing and 39 parking spaces.
- Comprising approximately 838.87m² / 9,025 sq ft including a secure warehouse facility.

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

salloway.com



Location

The premises are located on Burton on Trent's premier Business Park which comprises a mixture of commercial uses including a number of offices forming part of developments such as Crown Square, Faraday Court and interspersed with industrial, distribution and service-based occupiers together with a small food and non-food retail park. It is strategically placed adjacent to the A38 trunk road (Branston Intersection), approximately three miles from the town centre and within convenient travelling time of the major regional centres and national road network.

Description

The premises were constructed in July 2000 and comprise a detached, office building of steel frame construction in red, clay, facing brick with cavity insulation and contrasting blue, engineering brick, soldier courses. The pitched roof is clad with concrete tiles, there are pre-fabricated, sectional, concrete floors to the ground and upper level, a feature, curtain, glazed reception atrium and with a similar, smaller scale section at first floor level providing the Board Room facilities.

Internally there are raised floors and perimeter trunking comprising data and power points, LED lighting, air conditioning to the majority of the accommodation apart from the toilet, amenity and ancillary areas which has gas fired central heating radiators. There are suspended ceilings throughout, powder coated, aluminium framed, double glazed window units and a circular staircase from the section area adjacent to a passenger lift.

The warehouse is accessed by way of two, insulated, sectional overhead service doors to the rear elevation with retractable bollards to the front. It has a non-slip floor covering to the concrete base, plastic cladding to the walls, a suspended ceiling with diffused, LED lighting, power points, hand tool sockets, ceiling fitted air conditioning units and a working height of approximately 2.50m.

Externally there is a tarmac surfaced car park providing 39 spaces accessed via double, remote controlled, steel security gates and interspersed with significant landscaping including lawned areas occupying a site, in total of approximately 0.40 hectares/1 acre.

EV Charging

There is cabling located adjacent to the car park at the rear to allow for the installation of electric vehicle charging points.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor:

Offices, Amenities and
Stores: 422.92m² / 4,550 sq ft

First Floor

Offices and Amenities: 415.95m² / 4,475 sq ft

Total: 838.87m²/ 9,025 sq ft



Phil Randle Partner

Tel: 01283 500030

Email: phil@salloway.com

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

salloway.com



Services

All mains services are connected to the premises. There is air conditioning throughout, apart from the amenity areas and there are two, Vaillant gas fired boilers. There is a CCTV system available for connection, visual intercom access entry, fire and security alarm systems and a comms room at first floor level. There is also internal key fob access to sections of the accommodation.

Rates

Rateable Value £102,000 (East Staffordshire Borough Council).

Energy Performance Certificate

The property has an energy performance rating of Band C.

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

Ground Lease

The premises are held for a term of 999 years from 29 September 1999 at a rent of £10 per annum which is not subject to review.

Lease

The premises are available on a full repairing and insuring basis at an **initial rent of £110,000 per annum exclusive** which will be subject to upward only rent reviews at three yearly intervals. The rent is to be payable quarterly in advance by standing order/direct debit.

Long Leasehold Interest

The price for the long leasehold interest, if a sale is to be considered by the owners, is £1,500,000.

Value Added Tax

The rent (and long leasehold interest) will not 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.

Accounts and References

Full information is to be provided by interested parties /prospective tenants for approval by the Landlord.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction, whether that is a lease or sale of the long leasehold interest.

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.



Phil Randle Partner

Tel: 01283 500030

Email: phil@salloway.com

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

salloway.com



Viewing / Further Information

For further information or to arrange a viewing please contact the sole agents:-

Salloway:

Contact: Phil Randle
Tel: 01283 500030
Email: phil@salloway.com

4871/2-188
527012



Phil Randle Partner

Tel: 01283 500030
Email: phil@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





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

salloway.com





Phil Randle Partner

Tel: 01283 500030

Email: phil@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.

