



FOR SALE

UNIT 21, GRANARY WHARF BUSINESS
PARK, WETMORE ROAD, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1DU

INVESTMENT 2,538 SqFt (235.78 SqM)

KEY FEATURES

- RARELY AVAILABLE MODERN OFFICE INVESTMENT
- LOCATED ON ONE OF BURTON'S PRESTIGIOUS DEVELOPMENTS
- EXCELLENT CONDITION THROUGHOUT
- AVAILABLE TO PURCHASE AT £350,000

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LOCATION

Granary Wharf is a prestigious development of office and business units in Burton upon Trent. The business park is situated off Wetmore Road, just over one mile from the town centre. The area benefits from excellent road and rail communications with the nearby A38 corridor providing access to the motorway network of the Midlands.

DESCRIPTION

The subject property comprises a rarely available income-producing modern office investment providing a semi-detached two-storey modern office building.

To the ground floor, the property provides a reception with meeting room located off, along with a further office space, kitchen, storeroom and two WC facilities with the first floor providing predominantly open plan office space, along with two partitioned offices / meeting rooms, comms room and kitchenette.

The property is fitted to a very good specification throughout including carpet tiled floor coverings, double-glazed aluminium-framed windows, suspended ceiling incorporating LED lighting and comfort cooling / heating systems.

Externally, we understand that there are six allocated car parking spaces with the subject property.

ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor	1,269	117.89
First Floor	1,269	117.89
Total	2,538	235.78

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), 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 all mains services, excluding gas, are connected to the property.

TENURE

The subject property is available to purchase subject to the existing tenancy, details as follows:

The subject property is let to Fencing Direct (Sales) Limited by way of a lease commencing on 5th May 2025 and ending on 30th April 2030. The lease is drawn on full repairing and insuring terms and provides an upwards only rent review on 5th May 2028, along with a mutual break clause on 5th May 2028. The rent is stepped over the first three years with the commencement rent being £20,000 per annum exclusive, moving to £22,500 per annum exclusive in the second year, and £25,000 per annum exclusive thereafter.

PRICE

The property is available to purchase for £350,000.

VAT

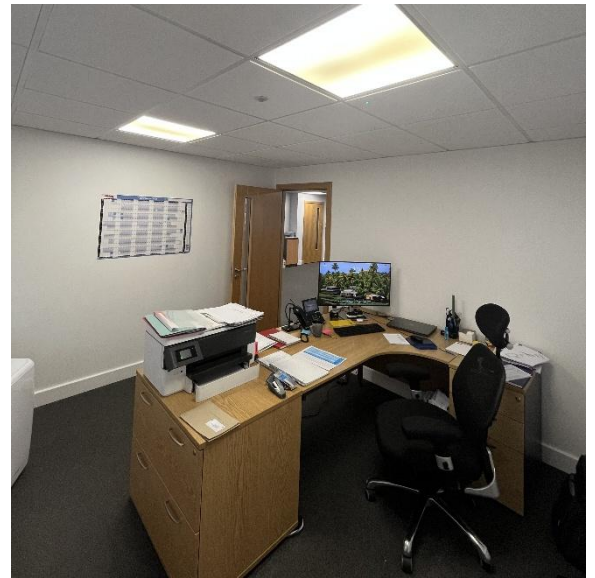
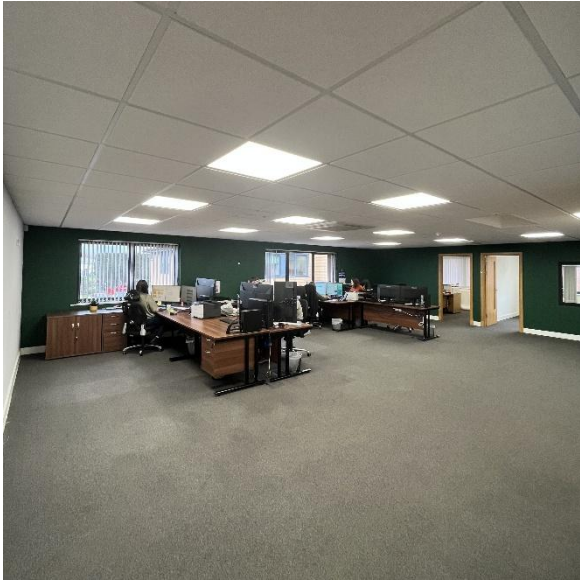
We understand that the property is registered for VAT and therefore, all figures quoted are exclusive of VAT. However, we anticipate that any transaction will meet the requirements of a TOGC.

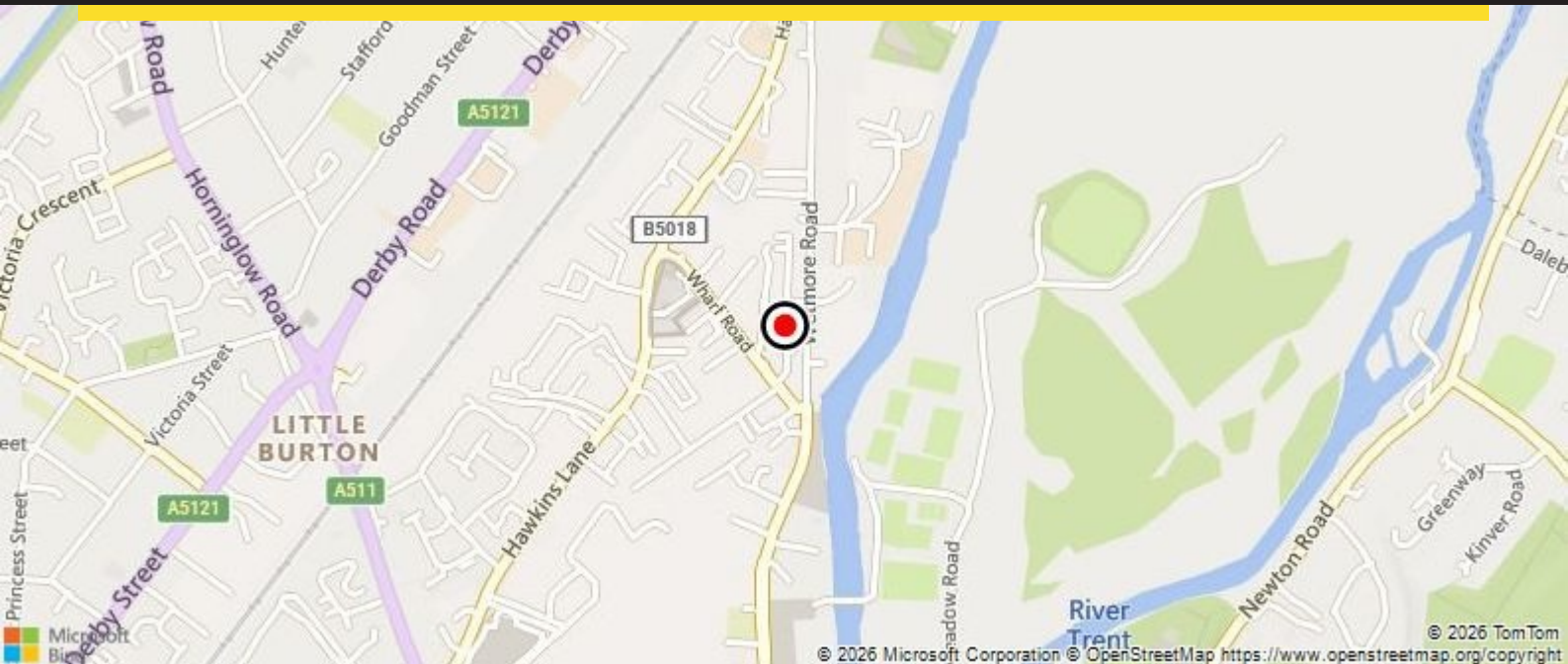
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (30).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

By prior appointment with sole agent Rushton Hickman.



CONTACT

Graham Bancroft
01283 517747
graham.bancroft@rushtonhickman.com



CONTACT

Sam Rowland
01283 387685
sam.rowland@rushtonhickman.com

REFERENCE C3326 - 28012026



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01283 517747

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