

# TO LET

## DETACHED OFFICE BUILDING

CELEBRATING 25 YEARS OF PROPERTY CONSULTANCY

Premier Park  
Lichfield Road  
Burton on Trent, Staffordshire, DE14 3HD



### Rent: £81,000 p.a.x plus VAT

- Detached office building comprising approximately 941.73 m<sup>2</sup> / 10,137 sq.ft. (net internal).
- Prominent location forming part of a long established business park and with an extended frontage onto the A38.
- Security access controlled site.
- Potential to let ground floor extension and gatehouse separately.



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## Location

The premises are strategically located fronting the A38 and benefit from convenient links to the A50 and national road network.

## Travel Distances

|                |            |         |
|----------------|------------|---------|
| Birmingham     | 34 miles   | (55km)  |
| Derby          | 15.6 miles | (25km)  |
| London         | 128 miles  | (206km) |
| Leicester      | 40.4 miles | (65km)  |
| Manchester     | 87 miles   | (140km) |
| Nottingham     | 32.1 miles | (52km)  |
| Sheffield      | 69 miles   | (111km) |
| Stoke on Trent | 37.1 miles | (60km)  |

## Description

Highly prominent offices. Extended frontage onto the A38. On fenced and gated, access controlled estate. May split.

The offices are over the ground and first floors. They were originally constructed to a predominantly open plan layout and have subsequently been fitted with a meet and greet reception, open plan working areas, boardroom, managers' offices and meeting rooms.

There may be potential to let the ground floor extension and gatehouse separately.

Externally, there are ample parking facilities to the front of the building.

## Accommodation

All areas referred to in these particulars are approximate.

Ground Floor: 380.61m<sup>2</sup> / 4,097 sq.ft.

First Floor: 380.61m<sup>2</sup> / 4,097 sq.ft.

Ground Floor:  
Extension 165.45m<sup>2</sup> / 1,781 sq.ft.

Gatehouse: 15.05m<sup>2</sup> / 162 sq.ft.

**Total: 941.73m<sup>2</sup> / 10,137 sq.ft.**

## Services

All mains services are connected or are available to the premises.

## Rates

Current Rateable Value: £51,500

New Rateable Value with  
effect from 1 April 2026: £57,000

For confirmation of Business Rates payable and eligibility for any relief that may apply, interested parties are advised to contact East Staffordshire Borough Council.



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## Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term.

## Rent

**£81,000 per annum exclusive** which will be subject to upward only review at three yearly intervals.

## Service Charge

There will be a service charge payable to the Landlords in respect of the repair and maintenance of the communal areas relating to the yard, roadway, landscaping and so forth.

## Value Added Tax

The rent will be subject to Value Added Tax.

## Energy Performance Certificate

The property has an energy performance rating of Band C.

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

## Planning

We believe the property has been used under Class E – Commercial, Business and Service in accordance with the Town and Country Planning (Use Classes) Order 1987 and as subsequently amended in 2020. However, it may also be suitable for a range of alternative commercial uses, subject to planning and all statutory consents where applicable. All parties should confirm the planning position with the relevant Local Authority.

## Rent Deposit Agreement

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.

## Legal Costs

Each party are to bear their own 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 Purchaser/Lessee.

## Viewing / Further Information

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

### Salloway:

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

### Omeeto:

**Contact:** Chris Wright  
**Tel:** 01332 840328  
**Email:** chrisw@omeeto.co.uk



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4865/16-81  
622032



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