



TO LET

THE GRANARY, BLAKENHALL PARK, BAR LANE,
BARTON-UNDER-NEEDWOOD, BURTON UPON
TRENT, STAFFORDSHIRE, DE13 8AJ

OFFICE 686 SqFt (63.73 SqM)

KEY FEATURES

- GOOD QUALITY SELF-CONTAINED OFFICE SUITE
- FOUR DEDICATED CAR PARKING SPACES
- HIGH-SPEED INTERNET CONNECTION AVAILABLE
- AVAILABLE ON A NEW LEASE

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LOCATION

The office forms part of a courtyard development within Blakenhall Park and is approximately one mile from the centre of Barton-under-Needwood. This is a superb rural setting surrounded by open countryside and yet is less than two miles from the A38 trunk road.

DESCRIPTION

The Granary comprises a single-storey office building providing two open plan offices, along with a shared kitchen and WC facility.

The accommodation is fitted out to a good standard throughout and includes carpet tile floor coverings, LED lighting, double glazing and both oil-fired central heating and air conditioning.

Externally, the property benefits from four dedicated car parking spaces.

ACCOMMODATION

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

The accommodation is as follows:

Area	Sq Ft	Sq M
Total	686	63.73

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

Mains electricity and water are connected to the building, drainage is to a private facility and heating is oil-fired. Electricity and heating is charged separately on a square foot basis.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £10,250.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The subject property is available to let by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

The property is available to rent at a figure of £10,320 per annum, exclusive of VAT and all other outgoings.

SERVICE CHARGE

The tenant will be responsible for payment of a service charge which covers things such as septic tank, water, CCTV, external lighting, grounds maintenance, road repairs etc.

VAT

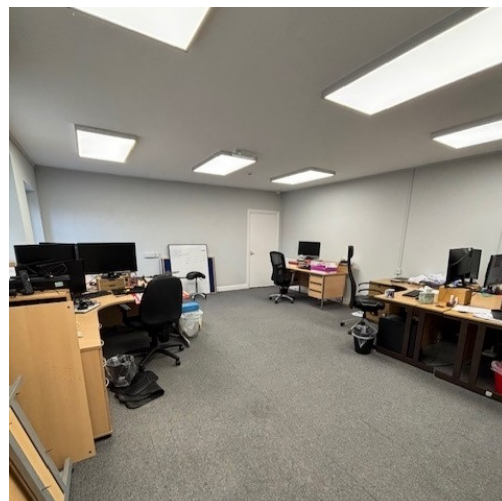
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

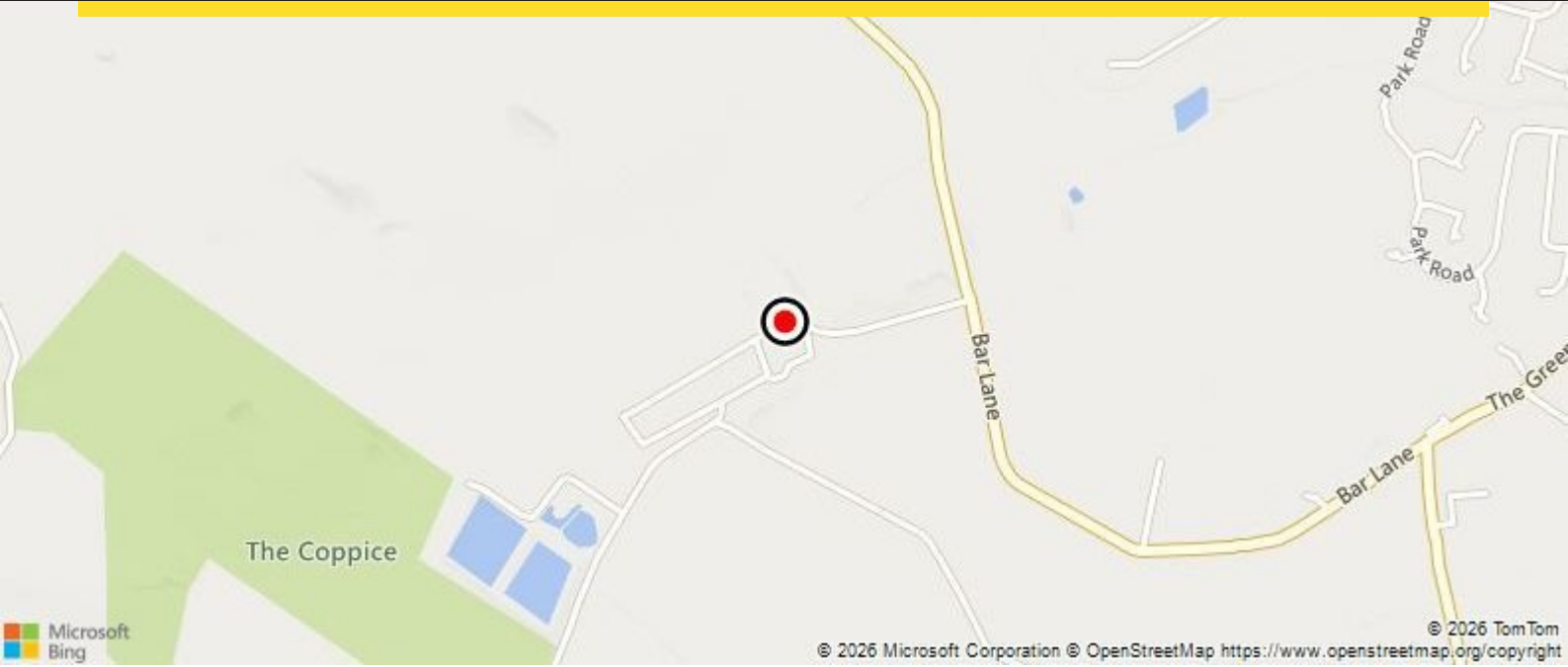
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (53).

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.



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