



TO LET

**COLOUR WORKS, LICHFIELD ROAD,
BRANSTON, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 3WH**

OFFICE 4,288 SqFt (398.36 SqM)

KEY FEATURES

- NET INTERNAL FLOOR AREA APPROXIMATELY 4,288 SQ FT (398.4 SQ M)
- ADDITIONAL MEETING ROOMS TOTTALLING 499 SQ FT (46.3 SQ M) AVAILABLE BY SEPARATE NEGOTIATION
- WC AND KITCHEN FACILITIES
- INCENTIVES AVAILABLE

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DESCRIPTION

The premises are situated on a site occupied by Lanxess Limited on Lichfield Road, Branston. They are accessed from the north bound carriageway of the A38 trunk road.

The accommodation comprises a modern first floor office suite which is generally open plan but with 5 individual offices together with WC and kitchen facilities. There are additional meeting rooms adjoining available by separate negotiation.

ACCOMMODATION

The first floor office suite has a total net internal floor area of **4,288 sq. ft (398.4 sq. m)** comprising as follows:

- Open plan office
- 2 private offices
- 3 further demountable partitioned offices
- Ladies, Gents and Disabled WC facilities
- Kitchen facilities within open plan office

The office accommodation has carpeted floors, suspended ceiling, LED lighting and central heating radiators. The Landlords are willing to replace the carpeting throughout subject to the term of lease agreed with the ingoing tenant.

Externally there are security lights and cameras and the premises benefit from self-contained, 24-hour access. The first floor is accessed via a passenger lift or staircase.

There is ample car parking and an allocated number of spaces will be agreed with an ingoing tenant.

Adjoining the accommodation at first floor there are additional meeting rooms totalling approximately **499 sq. ft (46.3 sq. m)** and these are available by separate negotiation if required.

LEASE TERMS

The premises are available on a new lease for a term of years to be agreed with tenants responsible only for internal repairs and decoration.

PRICE

Rental offers are invited in the region of £29,750 plus VAT, per annum exclusive of business rates for the office accommodation.

The additional meeting rooms detailed above are available by separate negotiation.

SERVICES/UTILITIES CHARGE

An additional charge will be made for services and utilities including electricity, gas, common area cleaning, lift maintenance, external building repair, car park and landscaped maintenance etc. The initial service charge for the office suite shall be £6,000 per annum plus VAT. This charge will increase annually on each anniversary of the lease in line with the Retail Price Index.

The service charge shall be increased pro rata should the additional meeting rooms be required.

BUSINESS RATES

The business rates are not currently separately assessed and the tenant shall reimburse to the Landlords the part of the overall assessment attributable to this accommodation. The Landlords shall reserve the right to have the accommodation separately assessed in which case the tenants shall pay the business rates direct to the local rating authority.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (54).

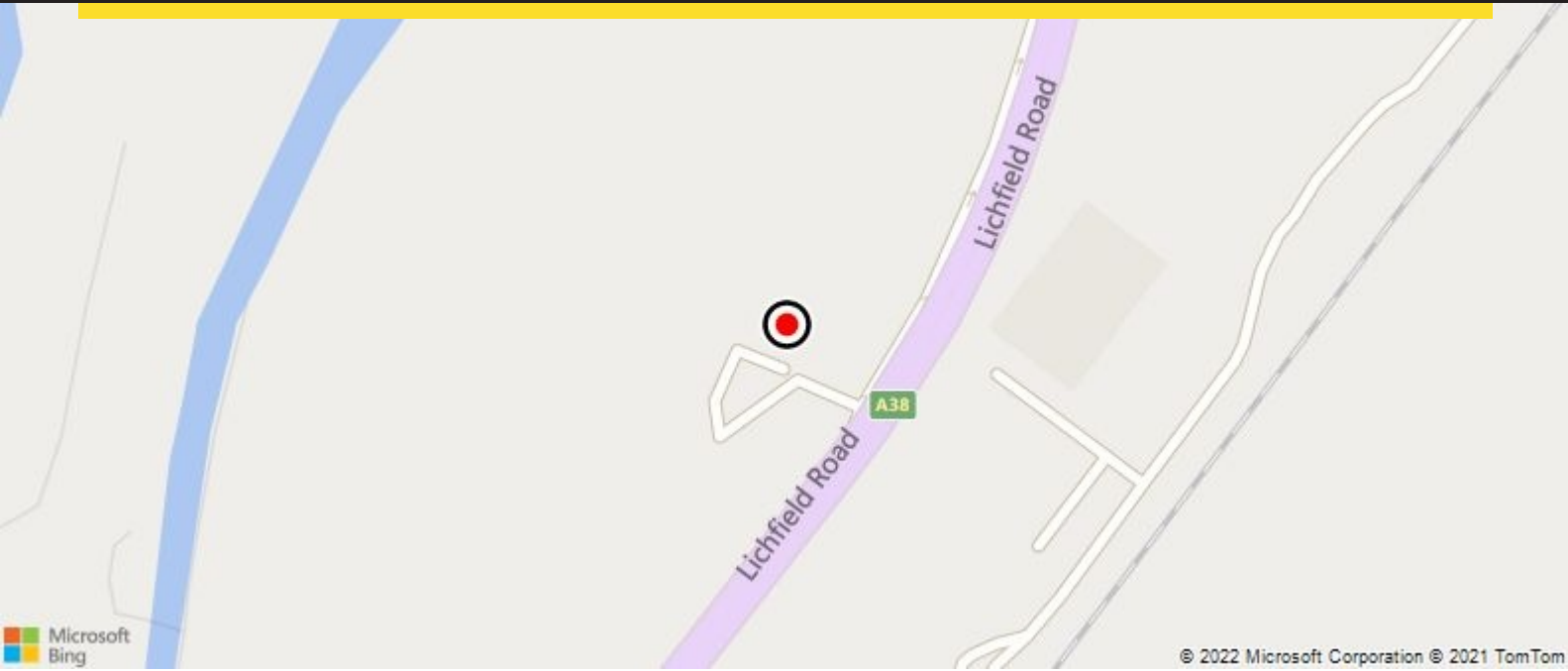
SERVICES

Mains electricity, water, drainage and gas are available to the accommodation.

LEGAL COSTS

The ingoing tenants are to be responsible for their own and the Landlords' legal costs.





VIEWING

By appointment with Rushton Hickman Limited.



CONTACT

Graham Bancroft
01283 517747
graham.bancroft@rushtonhickman.com

REFERENCE C1746 - 12122019



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