

# TO LET

## INDUSTRIAL UNIT WITH CRANE

CELEBRATING  
**30** YEARS OF PROPERTY  
CONSULTANCY

Oakwood House  
Bretby Business Park, Ashby Road  
Burton on Trent  
Staffordshire, DE15 0YZ



### Rent: £2,335 per month plus VAT

- Comprising approximately 367.8m<sup>2</sup> / 3,958 sq ft (gross internal).
- Roller shutter door (approx. 3.6m wide x 4.3m high).
- Internal eaves height 5.48m.
- Demag 10 tonne overhead gantry crane in situ.
- Secure site with CCTV and barrier entrance gates. 24/7 access.
- Parking available.



## SALLOWAY



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## Location

Bretby Business Park is situated on a 33 acre site and accommodates over 310,000 of production/warehouse units, office space, and a container park.

The estate is within easy reach of Burton on Trent town centre and Derby city is an approximate travel time of 30 minutes.

The main A38 and A50 junctions are a short drive and the M1, M42 and M6 transport links are within easy reach.

The site benefits from 24/7 access, CCTV coverage, ample car parking and bus stops located close to the main entrance.

The estate is actively managed by an on-site property management team.

## Description

A single storey traditional brick built industrial unit comprising:

Roller shutter door (approx. 3.6m x wide x 4.3 m high), concrete floor, roof with glass skylights and a 3 phase electric supply.

The unit has LED ceiling mounted lights, a ceiling mounted Combat gas heater/blower and has a Demag 10 tonne overhead gantry crane in situ.

There is one office which includes kitchen and WC facilities located on the ground floor with a metal staircase leading to a further two offices to the first floor plus a storage/server room.

The office accommodation is well presented and comprises:

Carpeted floors, dado trucking to walls and suspended ceilings with LED lighting panels. The upstairs offices benefit from UPVC double glazed windows.

A floor plan is available if required.

## Accommodation

All areas referred to in these particulars are approximate.

### Ground floor:

Main workshop  
Office  
Storeroom  
Kitchen  
WC

### First floor:

Office 1  
Office 2  
Server/Storeroom

**Total (gross internal): 367.8m<sup>2</sup> / 3,958 sq ft**

## Services

We understand that all mains services are connected to the site, however, interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on this site and therefore cannot verify the condition.



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## Rates

Current Rateable Value: £18,000

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

## Lease Terms

The premises are available on a full repairing and insuring lease for a term to be agreed.

## Rent

**£28,020 per annum exclusive** which is to be payable quarterly in advance by standing order/direct debit. (Subject to contract).

## Energy Performance Certificate

The property has an energy performance rating of Band E.

A copy of the energy performance certificate is available upon request

## Value Added Tax

The rent will be subject to value added tax.

## Service Charge

A service charge is payable for the maintenance and repair of the common areas within the site. Building insurance is payable annually in advance.

## Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be held by the Landlord for the duration of the term. The level of deposit required will be dependent on the covenant strength of the Tenant.

## References

The Landlord will require references from interested parties to include their bank, accountant and trade or personal referees.

## Legal Costs

Each party are to bear their own legal costs on any 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.



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## Viewings

Viewings are strictly via prior appointment with the sole agents:-

### Salloway:

Contact: Simon Walker  
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**This brochure is intended to be a guide only so please read these important notes:**

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