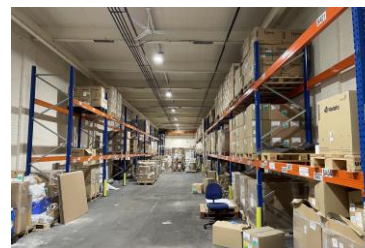


TO LET

INDUSTRIAL UNIT WITH CRANE

CELEBRATING
30 YEARS
**OF PROPERTY
CONSULTANCY**

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



Rent: £ 2,230.00 per month plus VAT

- Main unit comprising approximately 310.9m² / 3,346 sq ft with a front reception / office comprising 31.59m² / 340 sq ft (gross internal).
- Roller shutter door (approx. 3.13m wide x 3.37m high).
- Internal eaves height 5.35m.
- 3.25 ton 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 square feet of production/warehouse units, office space, and a container park.

The estate is within easy reach from 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:

Flat roof with a roller shutter door (approx. 3.13m x wide x 3.37m high), concrete floor, a 3 phase electric supply and WC facilities.

The unit also has a gas supply, LED warehouse light fittings and has a 3.25 ton gantry crane in situ.

There is separate ancillary accommodation also included with the letting, which offers a kitchen and office/storage use.

A floor plan is available if required.

Accommodation

All areas referred to in these particulars are approximate.

Main unit	310.90m² / 3,346 sq ft
Front reception / office	31.59m² / 340 sq ft

Total (gross internal): 342.49m² / 3,686 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.

Rates

Current Rateable Value: £23,500

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.



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Rent

£26,760 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 C.

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.

Viewings

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

Salloway:

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Email: simon@salloway.com



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

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No.