



TO LET

**UNIT 5E MARCHINGTON INDUSTRIAL
ESTATE, STUBBY LANE, MARCHINGTON,
UTTOXETER, STAFFORDSHIRE, ST14 8LP**

INDUSTRIAL 1,849 SqFt (171.77 SqM)

KEY FEATURES

- 24/7 ESTATE SECURITY ON SITE
- GROSS INTERNAL FLOOR AREA OF 1,849 SQ. FT (171.77 SQ. M) INCLUDING A MEZZANINE FLOOR OF 427 SQ. FT (39.67 SQ. M)
- LOADING AND PARKING TO THE FRONT
- RENTAL - £12,265 PER ANNUM, EXCLUSIVE

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LOCATION

Marchington Industrial Estate offers over 1.3 million sq. ft. of industrial / warehousing across various buildings ranging in different sizes. The estate is fully managed development with 24 hour on-site security and gated access.

The development has access off Stubby Lane close to the A515 near to the major local towns of Uttoxeter and Burton upon Trent. This is an established warehouse location approximately 3.75 miles from the A50 trunk road, which provides dual carriageway access to the A38, M6 and M1 motorways.

DESCRIPTION

The subject property comprises a modern end terrace industrial / warehouse building of steel portal frame construction with steel clad elevations.

The property comprises open plan industrial / warehouse accommodation, along with kitchen and WC facilities (to be refurbished) and a mezzanine floor.

The property benefits from a solid concrete floor, roller shutter loading door, LED lighting and a minimum eaves height of approximately 5.1m to the underside of the haunch.

ACCOMMODATION

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

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor	1,422	132.1
Mezzanine	427	39.67
Total	1,849	171.77

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Industrial) and Use Class B8 (Storage and Distribution), 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

We understand that all main services, excluding gas, are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £8,800.

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 lease 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 £12,265 per annum, exclusive of VAT and all other outgoings.

SERVICE CHARGE

Each tenant within Marchington Industrial Estate contributes towards the cost of managing and maintaining the external communal areas of the estate by way of a service charge. Further details on application.

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 D (85).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



VIEWING

By prior appointment with sole agent Rushton Hickman.



CONTACT

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