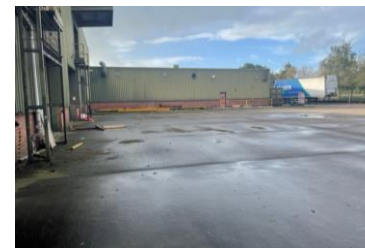


# TO LET

## WAREHOUSE AND OFFICE PREMISES

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Premier Park  
Lichfield Road  
Burton on Trent, Staffordshire, DE14 3HD



### Rent: On Application

- Offices, warehousing, mezzanine facilities and gatehouse comprising approximately 7,531.92 m<sup>2</sup> / 81,043 sq.ft (gross internal).
- Strategic location adjacent to the A38, close to Centrum 100 and the newly developed Burton Gateway Business Park and Marley Ltd.
- Workshop / warehouse eaves height up to approximately 4.80m / 16'.
- Secure site with the benefit of intercom access, security barriers and adjoining gatehouse.



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## Location

The premises are strategically located fronting the A38 and benefits from convenient links to the A50 and national road network.

## Travel Distances

Birmingham	34 miles	(55km)
Derby	15.6 miles	(25km)
London	128 miles	(206km)
Leicester	40.4 miles	(65km)
Manchester	87 miles	(140km)
Nottingham	32.1 miles	(52km)
Sheffield	69 miles	(111km)
Stoke on Trent	37.1 miles	(60km)

## Description

### Gatehouse

A single storey brick constructed building with a pitched, tile clad roof and adjoining security intercom access barriers.

### Offices

A predominantly, modern two storey cavity brick constructed building with a pitched, tile clad roof and a single storey section adjoining of the same construction which was a former training centre. The offices have a mixture of powder coated, aluminium framed and uPVC double glazed entrance doors and window units, carpet tiled floor coverings, open plan and private, partitioned offices, kitchen and staff rest rooms, disabled, male and female toilet facilities. There is data and service wiring, suspended ceilings with diffused fluorescent strip lighting.

### Warehousing

This is divided into three bays and the building is of detached, steel portal frame and steel trussed construction on a sealed, concrete base with brick/concrete block and profile, steel sheet clad infills and a pitched, steel sheet clad roof incorporating translucent lights. Internally, Bay 1 has partitioned welfare and office facilities adjacent to the front and side elevations with predominantly, suspended ceilings, diffused LED lighting, mezzanine storage facilities above and concrete block partitioned areas adjacent to the rear elevation providing separate storage facilities. Bay 2 is open with access to the rear bay which also has concrete mezzanine facilities. There is predominantly LED lighting to all areas, the height to eaves is approximately 4.80m / 16', working heights to the mezzanine areas have a maximum to the ground floor of approximately 3.50m / 12' and at first floor level, 3m / 10'. There are a number of doors to front, and side elevations comprising insulated, steel panelled and traditional steel, roller shutter facilities together with personnel access points. In Bay 3 at mezzanine level are also steel, roller shutter access points, there is emergency lighting, overhead heaters to the warehouse/workshop area, gas fired central heating radiators and electric panel heaters.

The site comprises approximately 1.80 hectares / 4.50 acres, in total which includes the rear section let to Adient and with the access, used in conjunction with them by way of an intercom system, security barriers and adjoining gatehouse. There are ample parking and service areas.



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## Accommodation

All areas referred to in these particulars are approximate.

Gatehouse:	15.00m <sup>2</sup> / 162 sq.ft.
Offices Ground & First Floor (net)	927.00m <sup>2</sup> / 9,975 sq.ft
Warehousing (gross):	5,028.04m <sup>2</sup> / 54,101 sq.ft.
Mezzanines:	1,561.88 m <sup>2</sup> / 16,805 sq.ft.
<b>Total:</b>	<b>7,531.92m<sup>2</sup> / 81,043 sq.ft.</b>

## Services

All mains services are connected to the premises.

There are two Vaillant and one Ariston boilers serving the heating system.

## Rates

The premises have the following rateable values:

Offices:	£50,500
Warehouse:	£243,000
Gatehouse:	£1,150

(East Staffordshire Borough Council)

## Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term.

## Rent

### On Application.

The rent will be subject to upward only reviews at three yearly intervals and is to be payable quarterly in advance by standing order.

## Service Charge

There will be a service charge payable to the Landlords in respect of the repair and maintenance of the communal areas relating to the yard, roadway, landscaping and so forth.

## Value Added Tax

The rent will be subject to Value Added Tax.

## Energy Performance Certificate

The property has an energy performance rating of Band C.

A copy of the Energy Performance Certificate is available upon request.

## References and Accounts

The Landlords will require four references from interested parties to include their bank, accountants and two trade or personal referees together with three years audited accounts.



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## Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

## Legal Costs

Each party are to bear their own legal costs incurred in the 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.

## Viewing / Further Information

For further information or to arrange a viewing please contact the sole agents:-

### Salloway:

**Contact:** Phil Randle  
**Tel:** 01283 500030  
**Email:** phil@salloway.com



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Phillip Randle Partner

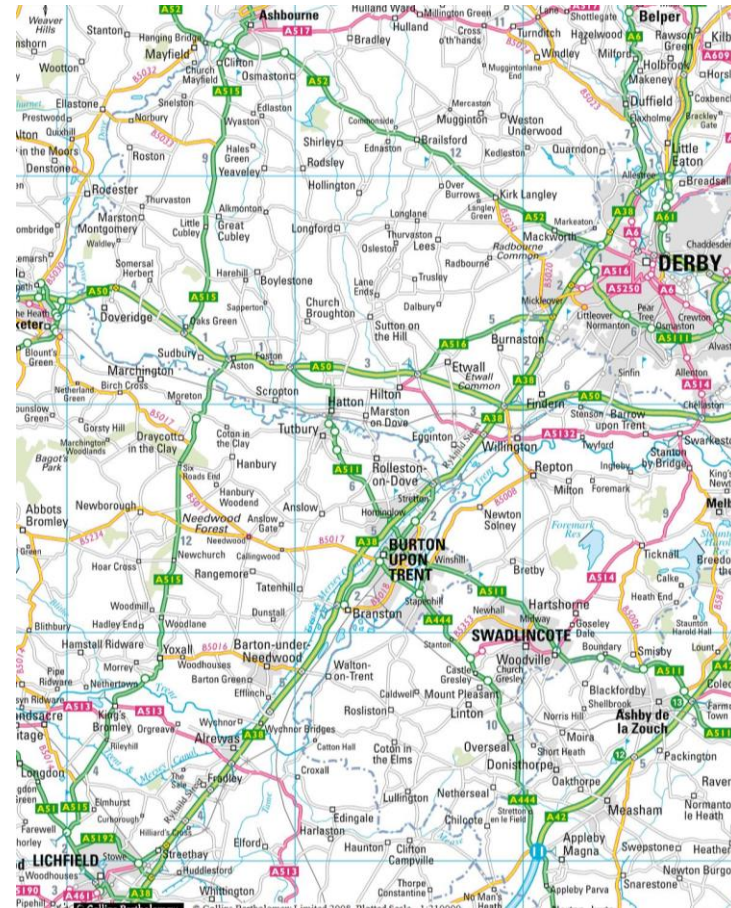
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