

TO LET

INDUSTRIAL / WAREHOUSE UNIT

CELEBRATING **25** YEARS OF PROPERTY
CONSULTANCY

Unit 6, Clarke Industrial Estate
Wetmore Road, Burton on Trent
Staffordshire, DE14 1QT



Rent: £61,100 p.a.x. plus VAT

- Industrial / warehouse unit comprising approximately 623.75m² / 6,714 sq. ft. gross internal.
- Well maintained site with 24 hour access.
- Shared service yard and dedicated parking.
- Ideal base for a variety of industrial and business operations.



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Location

The premises form part of a long established and prominent industrial estate approximately 0.5 miles north of Burton on Trent town centre and benefits from excellent road and rail connectivity. Burton on Trent Railway Station is approximately 1 mile away, whilst the A38 and wider strategic road network are easily accessible, providing convenient routes to the Midlands and beyond. The location is well positioned for both local and regional distribution.

Description

Unit 6 comprises a well presented industrial/warehouse unit extended to approximately 6,714 sq ft. The unit provides high quality accommodation suitable for a range of industrial, warehouse, trade counter and logistics occupiers.

Clarke Industrial Estate offers secure and flexible business space in a highly sought after commercial location. Occupiers benefit from 24-hour access, a shared service yard, dedicated car parking, and close proximity to local amenities, making it an ideal base for a variety of industrial and business operations.

Accommodation

Total : Approx 623.75m² / 6,714 sq ft gross internal

Services

Mains electricity (3 phase supply), water and drainage are connected to the premises.

Energy Performance Certificate

The property has an energy performance rating of Band C.

A copy of the energy performance certificate is available upon request.

Rates

Rateable Value £30,750 (April 2026 to Present)

(East Staffordshire Borough Council)

Lease Terms

The premises are held on a full repairing and insuring lease with flexible terms.

Rent:

£61,100 per annum exclusive which is to be payable in advance by standing order/direct debit.

Value Added Tax

This rent is subject to value added tax.



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Service Charge

The tenant will be responsible for the payment of a service charge to the Landlord in respect of the maintenance, repair and so forth of all communal areas and this is currently £8,600 per annum.

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.

References

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

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 Lessee.

Viewing / Further Information

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

Salloway:

Tel: 01283 500030
Email: burton@salloway.com

5648/9-32
629080



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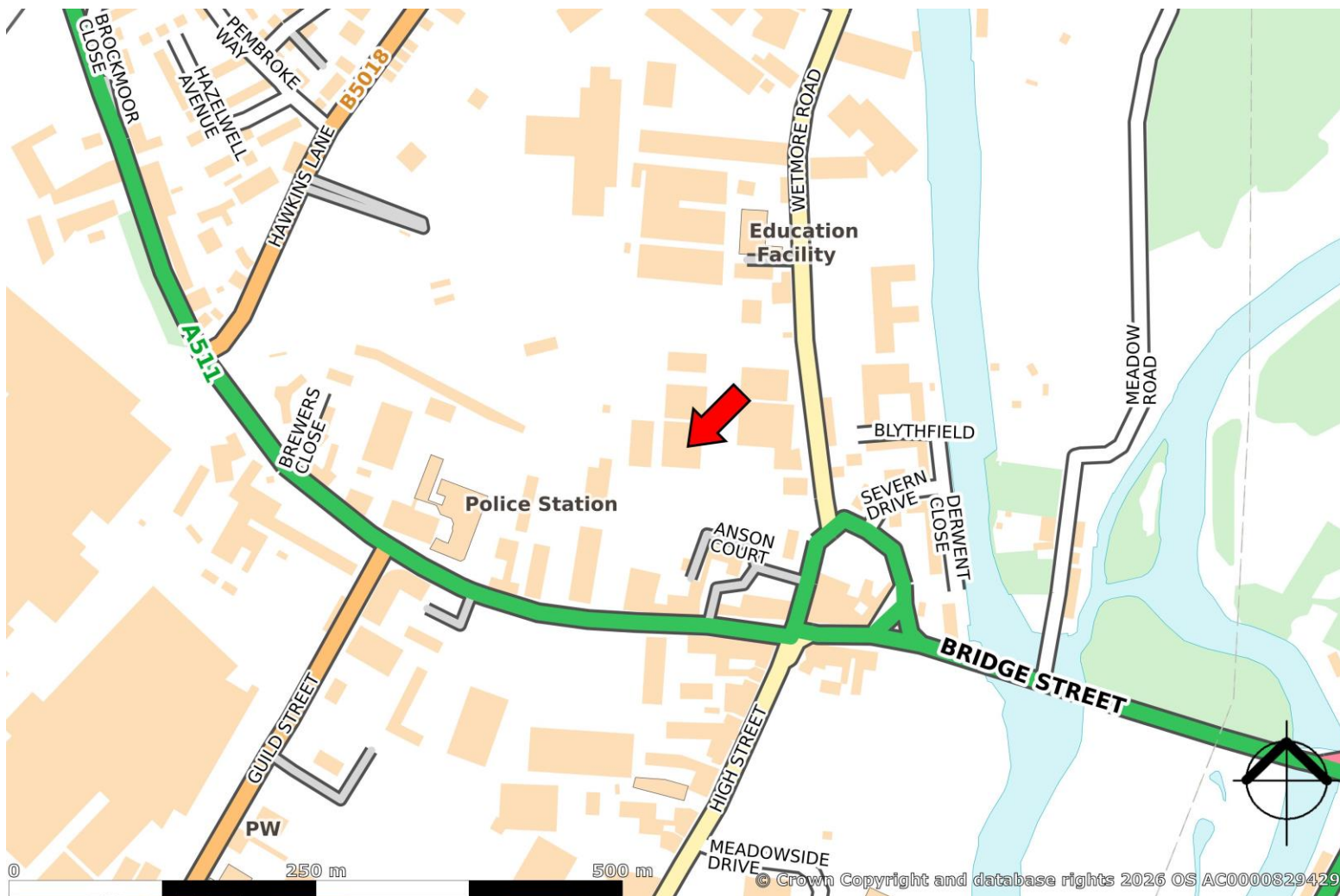
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