

# TO LET

## REFURBISHED INDUSTRIAL ACCOMMODATION



CELEBRATING  
**30** YEARS  
OF PROPERTY  
CONSULTANCY

Unit 1, Brizlincote Hall Farm  
Brizlincote Lane  
Burton on Trent  
Staffordshire DE15 0PR



**Rent: £30,000 p.a.x.**

- Comprising approximately 412.68m<sup>2</sup> / 4,442 sq ft gross internal.
- Fully refurbished industrial accommodation.
- Semi-rural location.
- 3 phase power supply.
- WC and kitchen facilities.



Anwar Hussain MRICS

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## Location

The premises are situated on Brizlincote Hall Farm, off Ashby Road, in Burton on Trent. A semi-rural location close to the A511 providing easy access to Burton on Trent town centre and the neighbouring towns, including Swadlincote, Ashby de la Zouch and the national motorway network.

## Description

The property comprises a former agricultural building which has been converted to provide modern, fully refurbished, industrial accommodation comprising a concrete floor, two electrically operated roller shutter doors on the front elevation, a 3 phase power supply, LED lighting, wc and kitchen facilities.

Externally there is a large service yard with ample parking.

Furthermore, there is external storage land available, subject to separate negotiation.

## Accommodation

All areas referred to in these particulars are approximate.

**412.68m<sup>2</sup> / 4,442 sq ft gross internal**

## Services

Electricity, water and drainage are connected to the premises. There is no heating within the accommodation.

## Rates

Rateable Value : ***To be assessed***

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

## Energy Performance Certificate

The property has an energy performance rating of Band B.

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

## Lease Terms

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

## Rent

**£30,000 per annum exclusive**, which is to be payable either monthly or quarterly in advance by standing order.

The rent will be subject to upward only review at three yearly intervals.

## Value Added Tax

The rent is not subject to value added tax.



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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.

## References

The Landlord will require four 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 Purchaser/Lessee.

## Viewings

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

### Salloway:

**Contact:** Anwar Hussain  
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# SALLOWAY



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**RICS**



**DEALS  
WINNER**



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

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