

TO LET

MODERN OPEN PLAN OFFICE ACCOMMODATION



CELEBRATING **25** YEARS OF PROPERTY
CONSULTANCY

Foston Point
Woodyard Lane, Foston
Derbyshire, DE65 5DJ



Rent : **£725 per month all inclusive plus VAT**

- Modern open plan office forming part of a detached production facility.
- Comprising approximately 41.82m² (450 sq ft) net internal.
- Excellent location within close proximity of the A50 and local amenities at the nearby village of Hatton.
- Available on a Licence Agreement for 12 months (a longer term may be considered).
- Five parking spaces within a secure yard.
- Limited additional storage space available by negotiation.



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Anson Court,
Burton upon Trent, DE14 1NG

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Location

The premises are ideally situated close to Junction 6 of the A50 which in turn provides direct links to the M1 to the east, M6 to the west and local amenities are within convenient travelling time in the village of Hatton.

Description

The accommodation comprises a ground floor, open plan office forming part of a production facility owned by TwoTwenty Limited and which is currently surplus to their requirements.

It has a carpet tiled floor, central heating radiators, air conditioning, power and data points, surface LED lighting and powder coated, aluminium, double glazed window units and entrance door.

The tenants of the office will have sole use of the kitchen and toilet facilities and externally there is a yard, which has the benefit of double, steel and mesh access gates, adjacent fencing and tarmac surfaced area with five parking spaces available.

Accommodation

All areas referred to in these particulars are approximate.

Total (net internal): **41.82m² (450 sq ft)**

Services

All mains services are connected to the premises.

Energy Performance Certificate

Applied for.

Rates

Are included in the rent.

Lease Terms

The premises are available on a Licence Agreement at a fully inclusive rental of £725 per month plus VAT (£8,700 per annum plus VAT) which is payable monthly in advance and a deposit of one month's rent is payable on the signing of the Licence.

The rent includes all utilities, business rates, maintenance of the air conditioning system, lighting etc.

References

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



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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.

Viewings

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

Salloway:

Tel: 01283 500030

Email: burton@salloway.com

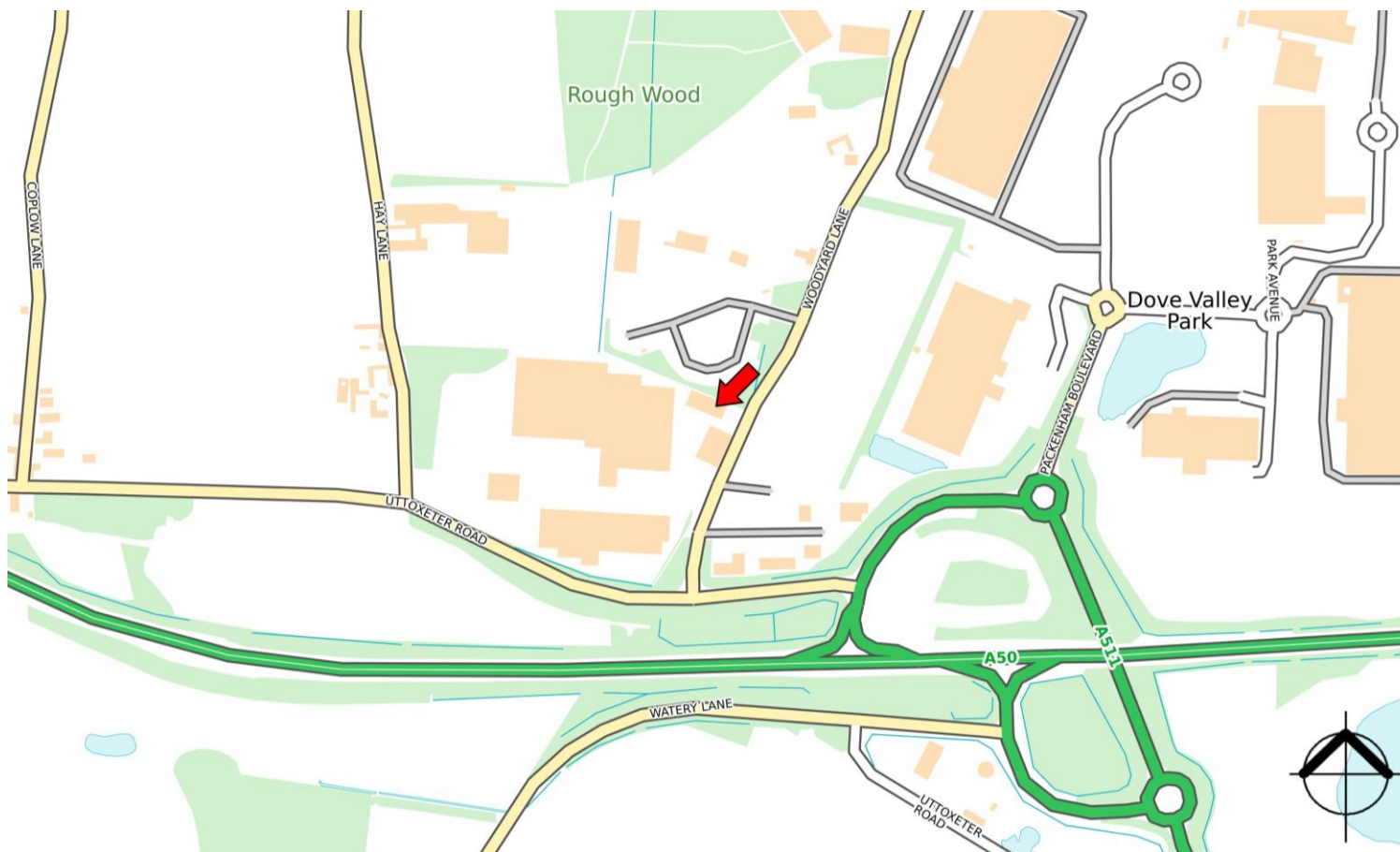
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