



TO LET

**UNIT 15 ECCLESHALL BUSINESS PARK,
HAWKINS LANE, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1PT**

INDUSTRIAL 690 SqFt (64.1 SqM)

KEY FEATURES

- POPULAR INDUSTRIAL ESTATE IN AN ACCESSIBLE LOCATION
- POTENTIAL FOR SMALL BUSINESS RATES RELIEF
- RENTAL - £7,000 EXCLUSIVE OF RATES

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LOCATION

The industrial estate is situated on Hawkins Lane, which together with Wharf Road and Wetmore Road forms one of the principal industrial areas in Burton upon Trent.

The town centre of Burton upon Trent is approximately 1 mile away with the A38 trunk road less than 2 miles away.

DESCRIPTION

The subject property comprises an end-terraced industrial unit of brick and block construction, beneath a flat roof.

Internally, the ground floor provides an open plan workshop benefiting from a solid concrete floor, LED lighting and a roller shutter loading door measuring 3.06m wide by 3.04m high, together with WC facilities and kitchenette.

Externally, the property benefits from allocated car parking spaces, along with access to the roller shutter loading door.

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
Total	690	64.1

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 are advised to make their enquiries to the Local Planning Authority (East Staffordshire Borough Council).

SERVICES

It is understood that all mains 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 £6,300.

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 £7,000 per annum, exclusive of VAT and all other outgoings.

VAT

We are informed that VAT is not applicable on this transaction.

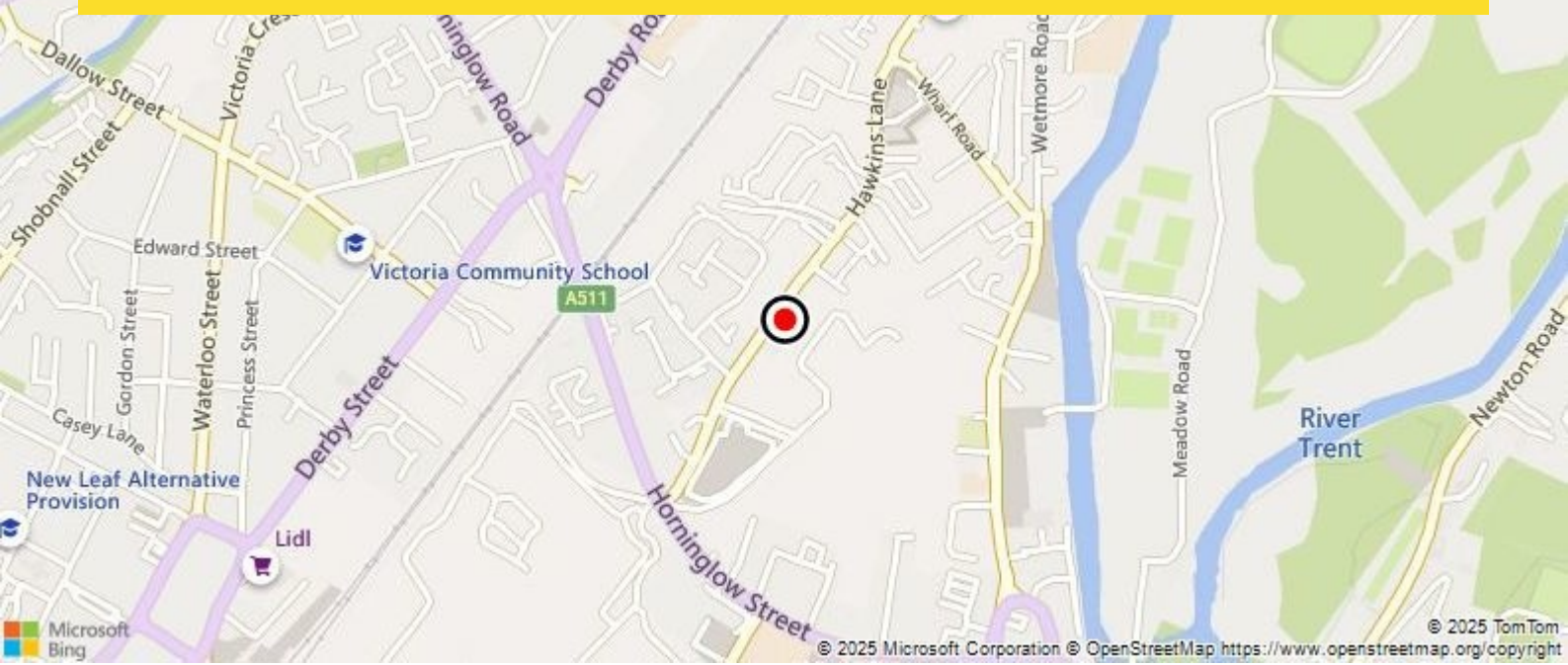
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (78).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

By appointment with Rushton Hickman.



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