

TO LET

FIRST FLOOR OFFICE ACCOMMODATION



Rent: £9,500 p.a.x plus VAT

- Forming part of a modern office development and comprising approximately 77m² (829 sq ft) net internal.
- Established business park location within convenient travelling time of the A38, Branston intersection, the town centre and local amenities.
- Reverse cycle heat pump heating / comfort cooling system (ceiling mounted cassette units).
- Three compartment, perimeter trunking and automatic fire detection system.
- Eight-person passenger lift providing access to the accommodation and first floor balconies.

CELEBRATING
30 YEARS
**OF PROPERTY
CONSULTANCY**

Unit 3, Barberry Court
Callister Way, Centrum 100
Burton on Trent
Staffordshire, DE14 2UE



SALLOWAY

184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

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Location

Barberry Court is a modern development of office buildings arranged in two separate blocks prominently located on Burton on Trent's premier Business Park, fronting Parkway and within easy travelling time of both the town centre and the A30 trunk road.

Description

The premises form part of a two storey, terraced office building which is of cavity brick construction surmounted by a pitched, concrete tile clad roof. It has the benefit of an eight-person, external passenger lift to the first floor and independent access point, a ground floor entrance from the car park and there are kitchen and toilet facilities off the open plan office.

There are UPVC double glazed window units, similar double doors to the balcony, a reverse cycle heat pump heating / comfort cooling system, suspended ceilings with diffused lighting, three compartment perimeter trunking, carpeted floor and an automatic fire detection system. In addition, there is also a security alarm system serving both floors.

Externally there are block paved and tarmac surfaced parking facilities with two dedicated spaces for this accommodation.

Accommodation

All areas referred to in these particulars are approximate.

First Floor

Office: 15.55m x 6.18m overall

Total (Net Internal): 77.00m² (829 sq ft)

Services

Mains electricity, water and drainage are connected to the premises.

The incoming tenant will be responsible for 50% of the cost of the heating, lighting, air conditioning and water/drainge charges for the building.

Service Charge and Management

The site is currently managed by Barberry Court Management Company Ltd administered by Rushton Hickman who are responsible for the general maintenance and repair of the site. Each occupier is responsible for 50% of the total cost of the maintenance charge per annum.

Signage

There is an estate sign at the front of the Development and if Tenants wish to use this display, then they must make arrangement with the management company / Rushton Hickman.

Rates

Rateable Value £8,400

100% small business rate relief available.

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



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RICS



**DEALS
WINNER**

Energy Performance Certificates

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 an internal repairing and insuring lease for a flexible term.

Rent

£9,500 per annum exclusive which is to be payable 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 subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement 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 landlord.

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:

Tel: 01283 500030
Email: burton@salloway.com

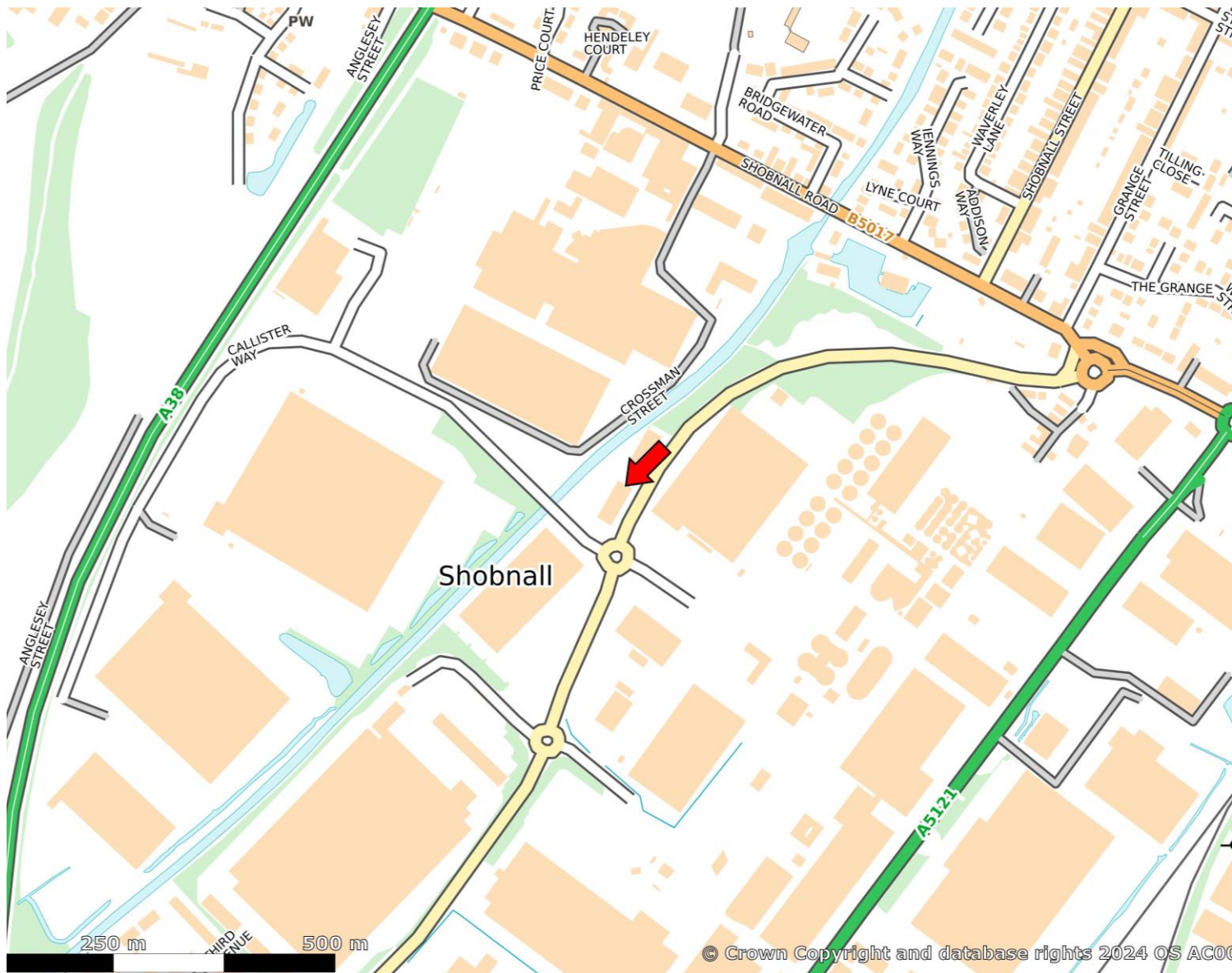
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