

TO LET

INDUSTRIAL ACCOMMODATION



CELEBRATING
30 YEARS
**OF PROPERTY
CONSULTANCY**

Unit 5, Crown Industrial Estate
Oxford Street
Burton on Trent
Staffordshire DE14 3PG



Rent: £41,000 p.a.x. plus VAT

- Comprising approximately 690.62m² / 7,432 sq ft gross internal.
- Includes ground and first floor offices and mezzanine storage.
- Prominent location with easy access to the A38.
- Service yard and on-site parking.



Anwar Hussain MRICS

Tel: 01283 500030

Email: anwar@salloway.com

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

salloway.com



Location

The premises are located on an established industrial estate on Oxford Street, prominently situated close to Anglesey Road and Shobnall Road. It is approximately 1 mile from the town centre, a short distance from Wellington Road and access to the Centrum 100 Business Park and the A38 (Branston Intersection).

Description

Unit 5 forms part of a terrace of five industrial units and is of steel portal frame construction with part brick and insulated, profile sheet clad infills extending to the roof. The latter incorporating translucent lights.

Internally there is a concrete base and the height to eaves is 6m (20') with a roller shutter service door to the front elevation, personnel door with UPVC double glazed window units, a mixture of fluorescent and sodium lighting in the warehouse and a suspended ceiling and lighting in the office accommodation. Heating is via comfort cooling in the office accommodation and there is no heating within the warehouse accommodation.

In addition, there are ground and first floor offices to the front of the accommodation comprising a reception, two offices on the ground floor with a further three offices to the first floor. Also within this area are the wc facilities.

In addition, there are two mezzanines; one to the front of the premises adjoining the office accommodation and one to the rear of the warehouse, spanning the width of the unit.

Externally there is a large communal service yard and allocated car parking.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor Warehouse
(including ground floor offices): 492.00m² / 5,295 sq ft

First Floor Office Accommodation: 49.78m² / 536 sq ft

Mezzanine One: 91.32m² / 982 sq ft

Mezzanine Two: 57.52m² / 619 sq ft

Total (gross internal): 690.62m² / 7,432 sq ft

Services

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

Rates

Rateable Value: £29,500

(East Staffordshire Borough Council)

Energy Performance Certificate

The property has an energy performance rating of Band E.

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



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Lease Terms

The premises are available on a full repairing and insuring lease for a minimum term of three years, which will be subject to rent reviews on the third anniversary of the term.

Rent

£41,000 per annum exclusive which is to be payable quarterly in advance by standing order/direct debit.

Value Added Tax

The rent will be subject to value added tax.

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
Tel: 01283 500030
Email: anwar@salloway.com



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