

TO LET

PRESTIGIOUS TWO STOREY OFFICE ACCOMMODATION

CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

Unit 1, Faraday Court, First Avenue
Centrum 100, Burton on Trent
Staffordshire DE14 2WX



Rent: £41,000 p.a.x. plus VAT

- Modern, two storey office building comprising approximately 316.10m² / 3,401 sq ft net internal.
- Excellent strategic location on Burton on Trent's premier Business Park.
- 15 allocated car parking spaces.
- Open plan and private offices with air conditioning, Karndean and carpeted floors. Suspended ceilings with LED lighting



SALLOWAY

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Location

The premises occupy an excellent, strategic location on Burton on Trent's premier Business Park, adjacent to the A38 and within close proximity of the Branston Junction. The latter provides good access to the national road network and consequently the major regional centres of Derby, Stoke on Trent, Birmingham and Nottingham.

Burton on Trent town centre is approximately 3 miles to the north.

Description

A modern, end of terrace, two storey, cavity brick constructed building with a pitched, interlocking tile clad roof with double glazed, UPVC window units.

Internally and to the ground floor is a partitioned entrance hall, welfare / staff facility, meeting / board room, private office and comms room together with disabled and male / female toilet facilities. There is also a cupboard containing the electricity meter, fuse board and so forth. There is a mixture of Karndean and carpeted flooring, suspended ceilings with diffused LED lighting, a mixture of surface and perimeter trunking comprising power and data points, air conditioning units, ceiling and wall mounted, electric panel heaters to the toilet facilities and intercom access to the entrance door.

Externally within a block paved forecourt are 15 dedicated parking spaces.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor: 155.74m² / 1,675 sq ft

First Floor: 160.36m² / 1,725 sq ft

TOTAL: 316.10m² / 3,401 sq ft net internal

Services

Mains electricity, water and drainage are connected to the premises. Heating as referred to, is principally by way of ceiling and wall mounted air conditioning units.

Energy Performance Certificate

The property has an energy performance rating of Band D.

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

Rates

Rateable Value: £37,500

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



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Ground Lease

The premises are held by way of ground lease for a term expiring on the 30th April 2012 at a peppercorn rent.

Lease Terms

The premises are available on a full repairing and insuring sub-lease.

Service Charge

In respect of the maintenance, repair and insurance of the common, external areas including the parking, footpaths and landscaping.

Rent

£41,000 per annum exclusive which will be subject to an upward only review at three yearly intervals.

The rent is to be payable quarterly in advance by standing order.

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 equivalent to three months rent and which will be held by the Landlord for the duration of the term.

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

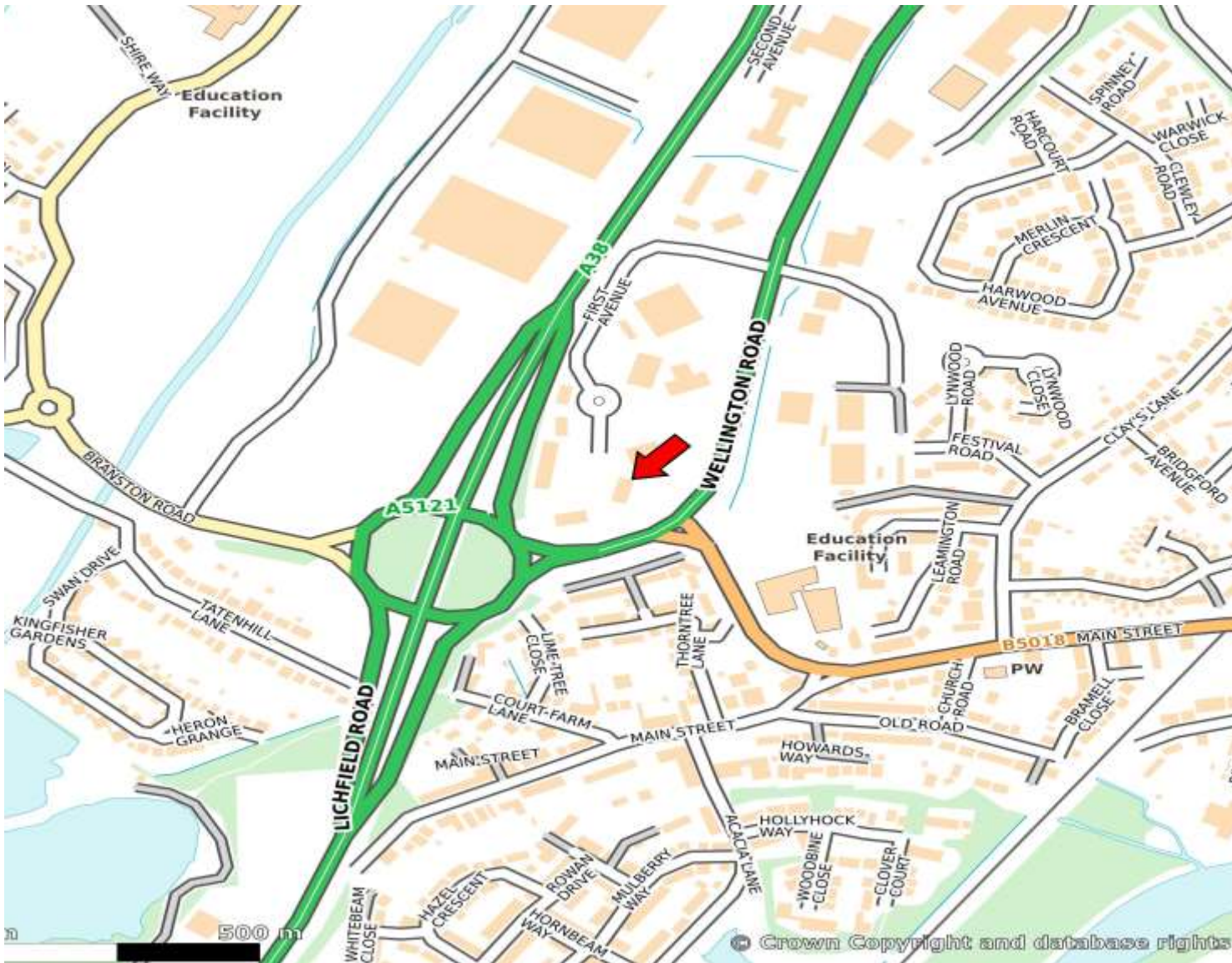
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