



TO LET

**UNIT 4, OLD BARN FARM, ROSLISTON
ROAD, WALTON ON TRENT,
DERBYSHIRE, DE12 8LR**

INDUSTRIAL 3,527 SqFt (327.66 SqM)

KEY FEATURES

- GROSS INTERNAL FLOOR AREA - 3,527 SQ. FT (327.66 SQ. M)
- GOOD LOCATION WITHIN SMALL DEVELOPMENT
- CAR PARKING AND LOADING AREA ADJACENT TO THE UNIT
- RENTAL - £21,000 PLUS VAT PER ANNUM, EXCLUSIVE

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LOCATION

Old Barn Farm is situated on Rosliston Road, which links the villages of Walton-on-Trent and Rosliston in Derbyshire. The unit comprises a converted farm building and is on a small development among other similar units.

DESCRIPTION

The subject property comprises an industrial / warehouse unit of steel portal frame construction with brick and block lower elevations, steel-clad upper elevations beneath a pitched roof with translucent roof lights and solid concrete flooring.

Internally, the premises comprise three separate workshop areas incorporating WC facilities. There is roller shutter access to the front of the unit measuring 4.0m wide by 3.5m high.

There is allocated car parking near to the unit.

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	3,527	327.66

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Industrial) and B8 (Storage and Distribution), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (South Derbyshire District Council).

SERVICES

We understand that mains electricity, water and drainage are connected to the subject property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £1,450.

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 £21,000 per annum, exclusive of VAT and all other outgoings.

VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

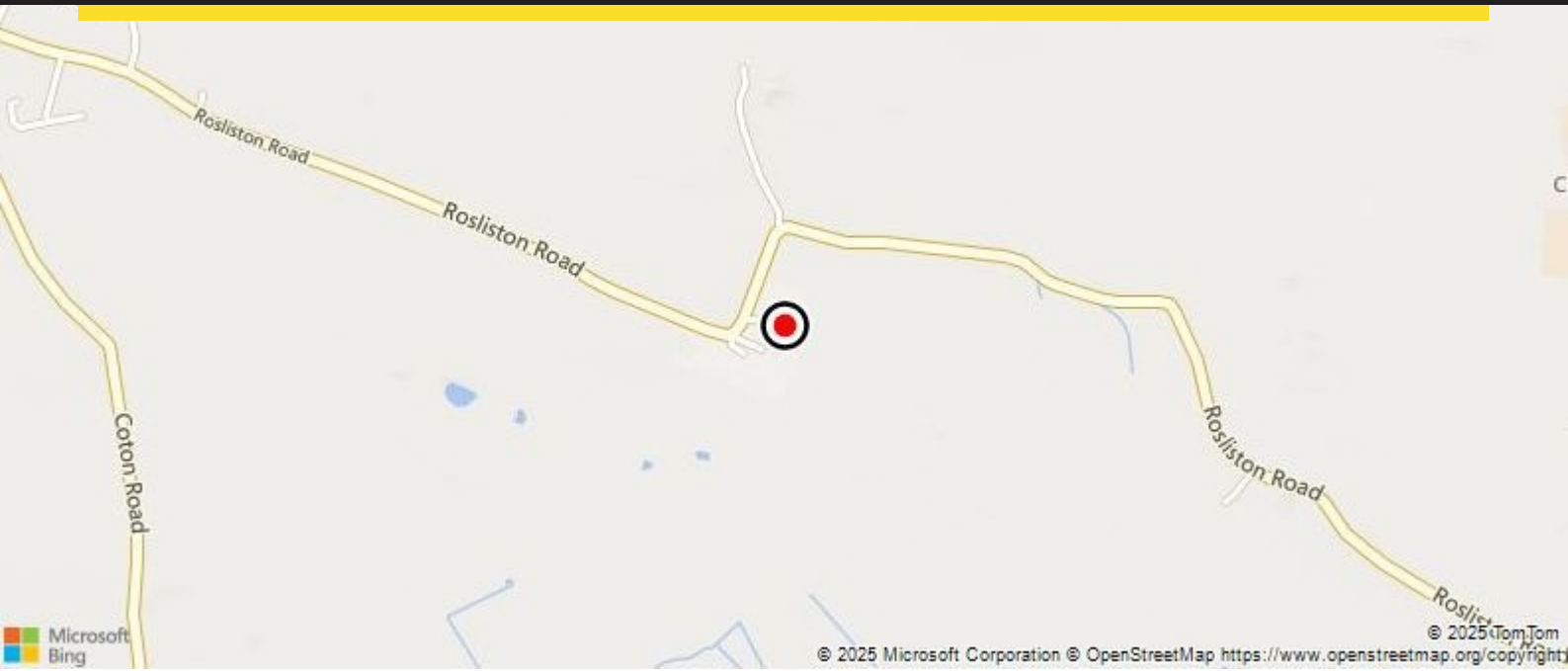
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (70).

LEGAL COSTS

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





VIEWING

By appointment with Rushton Hickman Limited



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