



## TO LET

THE FORMER GRANGEWOOD FENCING  
PREMISES, MOUNT ROAD, CASTLE GRESLEY,  
SWADLINCOTE, DERBYSHIRE, DE11 9ES

**INDUSTRIAL** 3,957 SqFt (367.61 SqM)

### KEY FEATURES

- DETACHED INDUSTRIAL / TRADE COUNTER BUILDING FRONTING THE A444 (BURTON ROAD)
- SITUATED ON A SUBSTANTIAL SITE EXTENDING TO APPROXIMATELY 0.89 ACRES / 0.36 HECTARES
- RARELY AVAILABLE
- AVAILABLE TO RENT FOR A FIGURE OF £55,000 PER ANNUM, EXCLUSIVE

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## LOCATION

The subject property is situated in a prominent position fronting the A444 (Burton Road), with access being taken from Mount Road. The property provides great accessibility to Burton upon Trent and Swadlincote, and is located a short distance away from Toons Carpet and Furniture Warehouse.

## DESCRIPTION

The subject property comprises a detached industrial / warehouse building, along with trade counter element situated on a significantly large site extending to approximately to 0.89 acres / 0.36 hectares.

The main building is split into three sections providing a trade counter area, workshop and further industrial / workshop area along with ancillary office, staff room and WC facilities.

Externally, the property benefits from a good sized stoned car park, along with a large concrete surface yard area which provides significant storage space for businesses requiring such areas.

## 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	3,957	367.61

The total site area extends to approximately 0.89 acres / 0.36 hectares.

## PLANNING

We understand that the property has the benefit of planning consent for Use Class B8 (Storage and Distribution) and E (Trade Counter), 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

It is understood that all mains services are connected to the property.

## BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £23,750.

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 £55,000 per annum, exclusive of VAT and all other outgoings.

## VAT

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

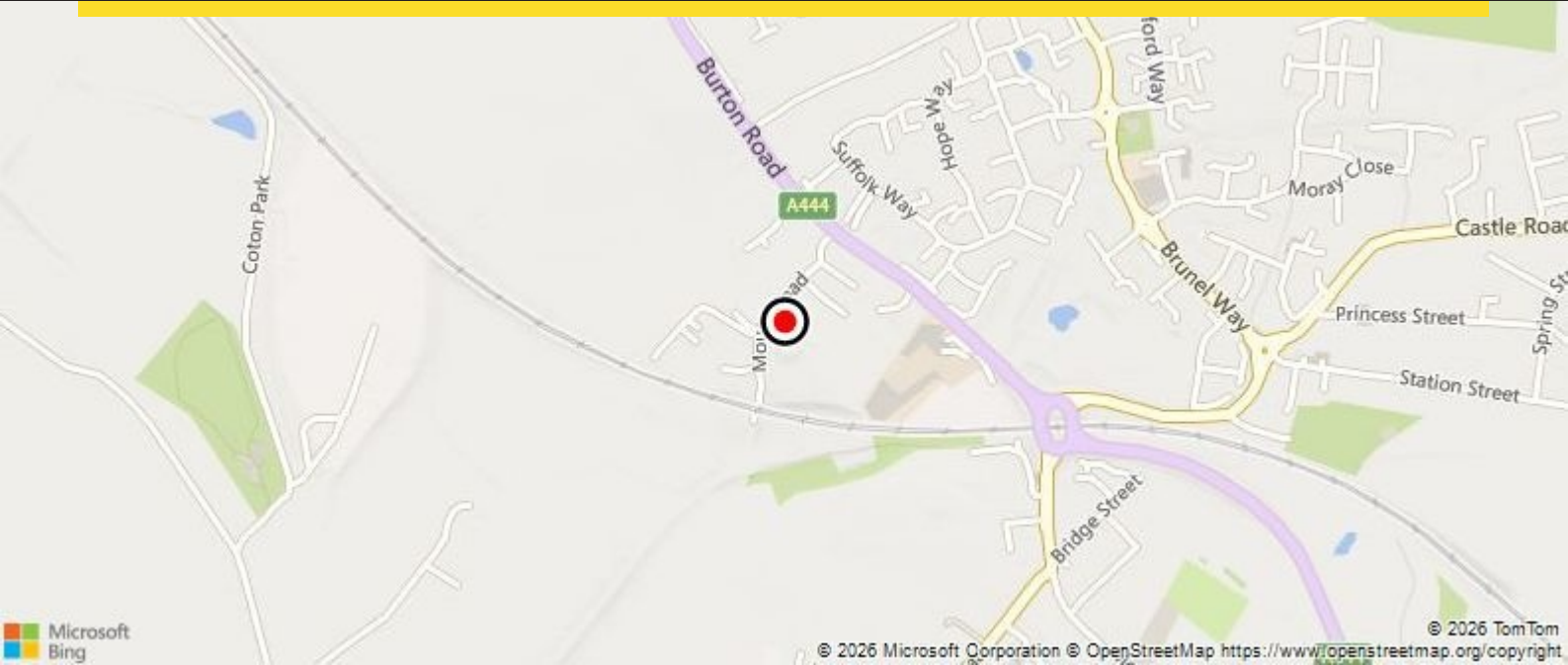
## ENERGY PERFORMANCE CERTIFICATE

TBC.

## LEGAL COSTS

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





## VIEWING

By prior appointment with sole agent Rushton Hickman.



### CONTACT

Graham Bancroft  
01283 517747  
graham.bancroft@rushtonhickman.com

**REFERENCE C3344 - 22052026**



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