

TO LET

BY WAY OF AN ASSIGNMENT/SUBLEASE MODERN TRADE COUNTER / WAREHOUSE UNIT



CELEBRATING 30 YEARS OF PROPERTY CONSULTANCY

Unit 17, Albion Gateway
Battista Road, Burton on Trent
Staffordshire, DE13 0FW



Anwar Hussain MRICS

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Rent: £24,200 p.a.x. plus VAT

- A modern, end terrace trade counter / warehouse unit on this prestigious Business Park and which comprises approximately 301.37m² / 3,244 sq ft gross internal.
- Eaves height approximately 6.50m / 21'4".
- Forecourt parking and servicing.
- 3-phase electricity supply (100 amps per phase).
- Nearby occupiers include Tool Station, Pirelli and ETS.
- A new lease may be available, subject to negotiation.

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

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Location

Albion Gateway is a modern, 10-acre, Business Park fronting the main arterial route, A511, into the town from the North. The Clay Mills intersection is approximately one mile, and the latter provides easy travelling time to the A50, national road network and all major regional centres.

Description

The premises comprise a modern, end-terrace trade counter/warehouse unit of steel portal frame construction with cavity brick and concrete block/insulated, profile steel clad infills (full height concrete block dividing walls) with a pitched, insulated, profile steel clad roof incorporating translucent lights, and on a power floated, concrete base. The height to eaves is approximately 6.50m/21'4". Internally, there is a fitted-out trade counter, office accommodation, kitchen and WC facilities.

Externally, there is a tarmac surfaced parking and servicing area with 5 allocated parking spaces.

Accommodation

14.05m x 21.45m – **301.37m² (3,244 sq ft) gross internal**

Services

All mains services are connected to the premises.

There are security and fire alarm systems. The electricity supply is 3-phase (100 amps per phase).

Rates

Rateable Value: £20,750

(East Staffordshire Borough Council)

Energy Performance Certificate

The property has an energy performance rating of Band C.

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

Lease Terms

The property is held on a full repairing and insuring lease for a term of ten years from the 26th April 2017 at the **current rent of £24,200 per annum exclusive plus VAT**. A new lease may be available, subject to negotiation.

Value Added Tax

The rent is subject to value added tax.

Service/Insurance Charge

A service charge of £2,087.08 is payable for the maintenance and repair of common areas within the site.

Building insurance is payable annually in advance.



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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:

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