



## TO LET

**UNIT 2, 290A STANTON ROAD,  
STAPENHILL, BURTON UPON TRENT,  
STAFFORDSHIRE, DE15 9SQ**

**WAREHOUSE /  
DISTRIBUTION**

**627 SqFt (58.25 SqM)**

### KEY FEATURES

- WELL LOCATED SMALL STARTER UNIT
- ESTABLISHED LOCATION
- GOOD TRANSPORT LINKS
- £6,000 PER ANNUM, EXCLUSIVE

FOLLOW US



01283 517747 | [www.rushtonhickman.com](http://www.rushtonhickman.com)

## LOCATION

The property is situated in an established mixed use development off Stanton Road, approximately two miles southeast of Burton upon Trent town centre and 3.3 miles northwest of Swadlincote town centre.

The property provides excellent road communications and transport links.

## DESCRIPTION

The property comprises a single-storey building of brick and block elevations beneath a steel-clad roof and is located towards the left hand side upon entering the development.

The building forms a mid-terrace workshop / warehouse / office space, which is currently divided up internally through partitionings to provide individual rooms along with a kitchen and WC facility.

The property is suitable for occupation as a warehouse / workshop and / or small office space.

## 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	627	58.25

## PLANNING

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

Interested parties should confirm all planning information with the local authority (East Staffordshire Borough Council).

## SERVICES

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

## BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £7,100.

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 let by way of a new full repairing and insuring lease.

## PRICE

The property is available to rent at a figure of £6,000 per annum, exclusive.

## VAT

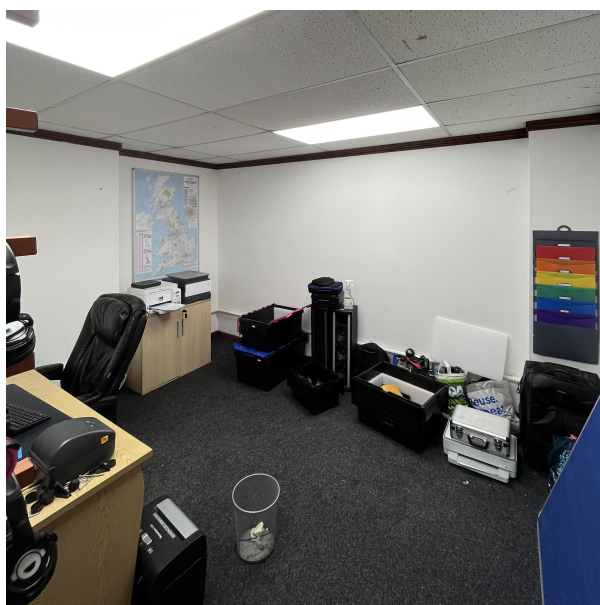
We are advised by our client that VAT is payable on the subject property. All figures quoted are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (86).

## 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 C3332 - 02032026**



FOLLOW  

US

[www.rushtonhickman.com](http://www.rushtonhickman.com)

**01283 517747**

Conditions under which particulars are issued: Rushton Hickman Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Rushton Hickman Ltd has any authority to make or give any representation or warranty whatever in relation to this property.