



## Arch 18 Station Yard, DE14 1AZ

Reference number: BUT08206



- Size: 653 sq ft (60.67) sq m
- Location: Burton-on-Trent
- Rent: £4,600 Per Annum + VAT
- Type: Light Industrial, Storage, Warehousing
- Available From: Available From: Coming soon
- Local Authority: East Staffordshire Borough Council
- Deposit: 3-6 months rent - subject to financial status

### Property Description:

This arch is conveniently located close to Burton-on-Trent railway station. Refurbished in recent years to provide secure accommodation for industrial, office or storage use. The arch benefits from a concrete floor, roller shutter and wc .

## Key Details:

- Central location
- Level concrete floor
- WC

## Location Description:

The arch is located to the east of Burton-on-Trent railway station beneath Borough Road and accessed via Station Road.

## Other Description:

EPC available on request

## Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

## Property Insurance:

The tenant is to pay the sum of £176.00 per annum in respect of a contribution to insurance.

## User Planning:

Most light industrial/storage related uses will be considered.

## Business Rates:

Business rates are payable by the tenant, please contact the local authority for precise details.

## Service Charge:

TBC

## Contact:

Becky Day  
becky.day@thearchco.com

Henry Cox  
henry.cox@thearchco.com

## Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.

# Arch 18 Station Yard, DE14 1AZ

Reference number: BUT08206

