



## TO LET

**UNIT 6, MOSLEY BUSINESS PARK,  
MOSLEY STREET, BURTON UPON  
TRENT, STAFFORDSHIRE, DE14 1DW**

**INDUSTRIAL** 1,830 SqFt (170.01 SqM)

### KEY FEATURES

- POPULAR INDUSTRIAL ESTATE
- GROSS INTERNAL AREA - 1,830 SQ. FT (170.01 SQ. M)
- RENTAL - £13,500 PLUS VAT PER ANNUM, EXCLUSIVE

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## LOCATION

The unit is situated on Mosley Business Park, comprising a small development of industrial units accessed from Mosley Street. The town centre of Burton upon Trent is situated nearby and there is good access to the A38 afforded via Wellington Road.

## DESCRIPTION

The unit forms part of a larger parade on this popular industrial estate and comprises of a steel frame with brick lower elevations and cladding to the upper elevations. The unit has a 3m by 4m electric roller shutter door and has the benefit of 3-phase electricity.

Internally, the unit is predominantly open plan, but also incorporates a reception / office on the ground floor plus WC facilities and a kitchenette, with further ancillary mezzanine storage accessed from a separate staircase.

## 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
Ground Floor	1,503	139.63
Mezzanine	327	30.38
<b>Total</b>	<b>1,830</b>	<b>170.01</b>

## PLANNING

We understand that the property has the benefit of planning consent for Use Classes E (Commercial, Business and Service) 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 (East Staffordshire Borough Council).

## SERVICES

It is understood that mains electricity, gas, water and drainage are connected to the unit.

## TENURE

The unit is available on a brand new lease for a flexible term of years.

## PRICE

The property is available to rent at a figure of £13,500 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.

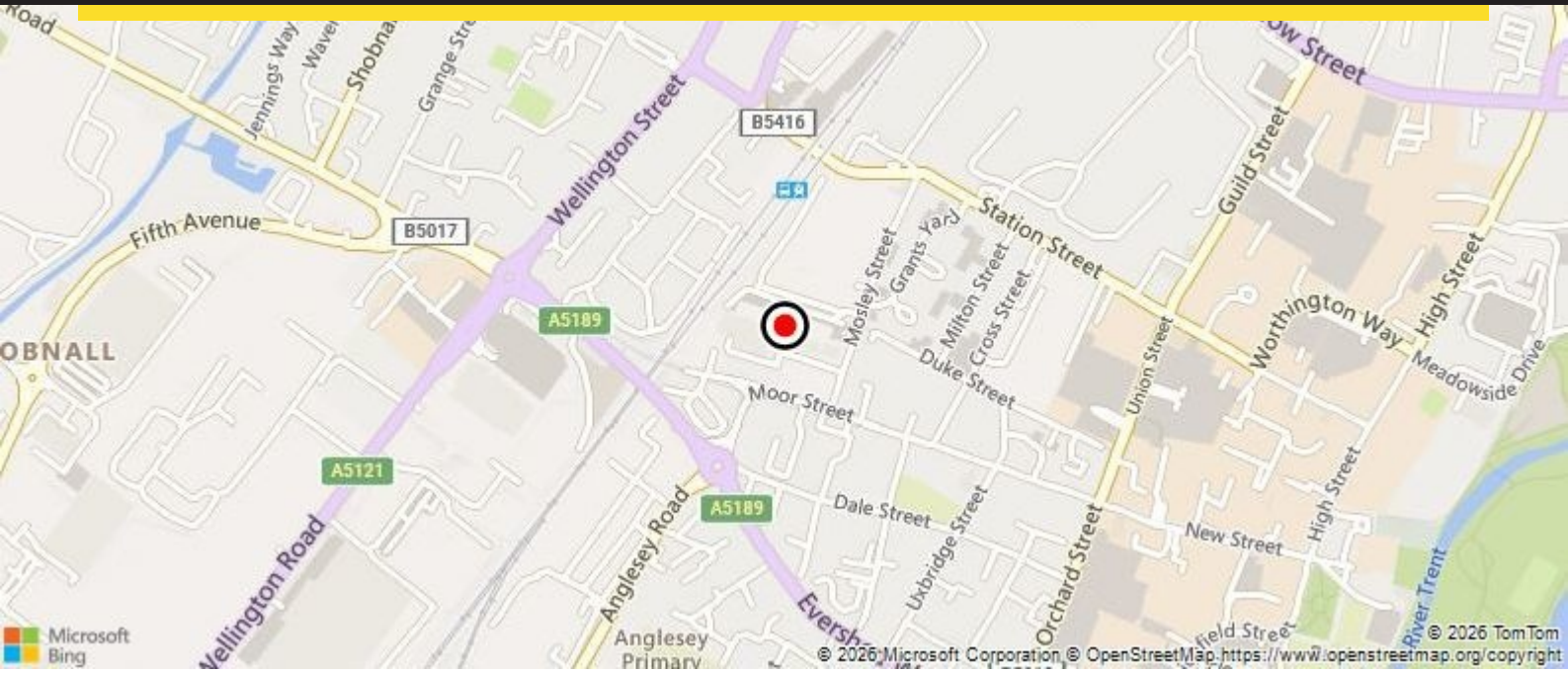
## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of E (125).

## LEGAL COSTS

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





## VIEWING

By appointment with Rushton Hickman.



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