



TO LET

SUITES A & B, 1 GRANARY WHARF BUSINESS
PARK, WETMORE ROAD, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 1DU

OFFICE

613 - 2,513 SqFt
(56.95 - 233.46 SqM)

KEY FEATURES

- HIGH-QUALITY OPEN PLAN OFFICE SPACE WITH MODERN INTERNAL DESIGN
- SUITES AVAILABLE FROM 613 SQ. FT TO 2,513 SQ. FT (56.95 SQ. M TO 233.46 SQ. M)
- ALL INCLUSIVE RENTS FROM £7,995 PER ANNUM, EXCLUSIVE
- ALLOCATED CAR PARKING SPACES

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LOCATION

Granary Wharf is a prestigious development of office and business units in Burton upon Trent. The business park is situated off Wetmore Road, just over one mile from the town centre and the area benefits from excellent road communications with the nearby A38 corridor providing access to the Midlands motorway network.

DESCRIPTION

The available space comprises two office suites located within a larger modern office building.

Suite A is located on the ground floor and comprises a single office suitable for 6 - 8 desks.

Suite B is located on the first floor and provides open plan office space with a separate meeting room and modern kitchen.

A ground floor lobby and WC facilities are located on the ground floor and are shared between all occupants of the building.

The office space is fitted to a good specification including comfort cooling / heating, suspended ceiling, fluorescent lighting, double glazed windows and glazed partitions to Suite B.

Externally, there is dedicated car parking for the building which will be allocated on a square foot basis.

ACCOMMODATION

The property has been measured on a net 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 - Suite A UNDER OFFER	613	56.95
First Floor - Suite B	1,900	176.51
Total	2,513	233.46

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

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

BUSINESS RATES

The building is currently assessed as one larger assessment and requires reassessing. We would recommend that further enquiries are directed to the Local Rating Authority (East Staffordshire Borough Council).

TENURE

Each suite is available to rent either individually or together by way of a new full repairing and insuring lease.

PRICE

Ground Floor - £7,995 per annum, inclusive of service charge and utilities.

First Floor - £27,500 per annum, inclusive of service charge and utilities.

VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

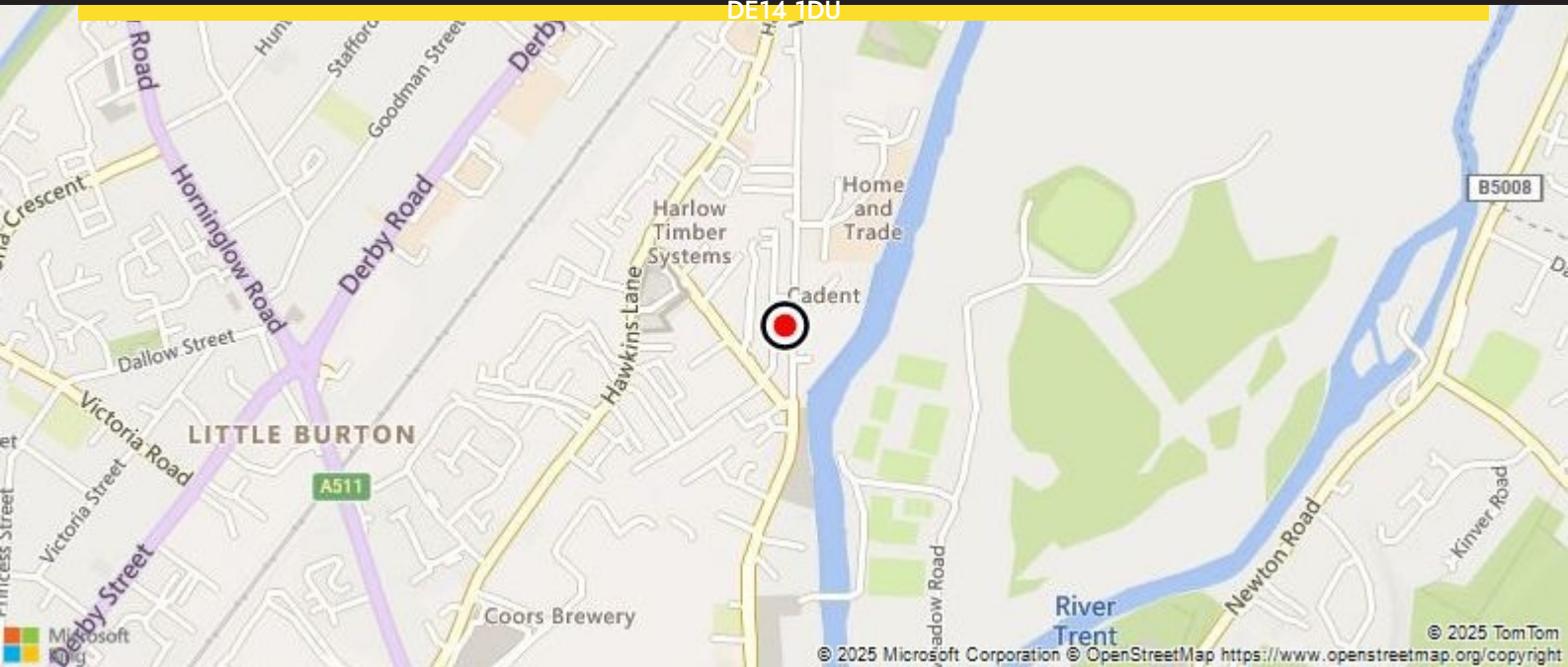
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (49).

LEGAL COSTS

The ingoing tenant is to be responsible for their own and the landlord's reasonable legal costs.





VIEWING

By appointment with Rushton Hickman.



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