

TO LET

PRELIMINARY DETAILS WORKSHOP UNITS

CELEBRATING **30** YEARS OF PROPERTY
CONSULTANCY

B E Webbe Self Storage
Wharf Road, Burton on Trent
Staffordshire, DE14 1QL



SALLOWAY



*The above two
photographs are for
illustration purposes
only*

Rents: from £104.00 per week plus VAT

- Workshops from approximately 72.03m² to 111.52m² / 775 sq ft to 1,200 sq ft (gross internal) – combinations available.
- Excellent location in the heart of the premier industrial and commercial area to the north of the town centre – easy access to the A38 Clay Mills Intersection
- On site security and reception facilities, large parking and service area.
- Available from June 2024.

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

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Location

The premises are prominently situated on Wharf Road in the long established, northern, commercial hub of the town centre within close proximity to the A5121 which provides easy access to the A38 (Clay Mills Intersection) and the A511.

Description

The accommodation forms part of the building owned and occupied by Webbe's as a storage centre. The workshops will be on three floors and will incorporate a kitchenette, suspended ceiling with diffused LED lighting and power points.

Accommodation – Phase 1

All areas referred to in these particulars are approximate.

Workshop 1 :	111.52m ² / 1,200 sq ft
Workshop 2 :	83.64m ² / 900 sq ft
Workshop 7 : Under Offer	72.03m ² / 775 sq ft
Workshop 11:	90.61m ² / 975 sq ft
Workshop 12:	78.99m ² / 850 sq ft

Plans are attached of what will be Phase 1, all of which are available individually or on a combined basis. There are communal toilet facilities to each floor, goods and passenger lifts with the main service access from the car park together with a reception and security office at ground floor level.

Services

Mains electricity, water and drainage are connected. Each unit will have a sub meter for electricity.

Service Charge

There will be a service charge of £2.00 per sq ft based on the gross internal area which includes a contribution towards the buildings insurance together with the cost of all on-site maintenance, cleaning and repair.

Rates

Not applicable.

Energy Performance Certificate

The property has an energy performance rating of Band C.

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

Terms

The units are available on Tenancy Agreement for a minimum term of two years with option to break on the first anniversary.

Rent

From £104.00 per week for the smallest unit of approximately 72.03m² / 775 sq ft.



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Value Added Tax

The rent and service charge are subject to value added tax.

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:

Tel: 01283 500030

5315/9-13
420702

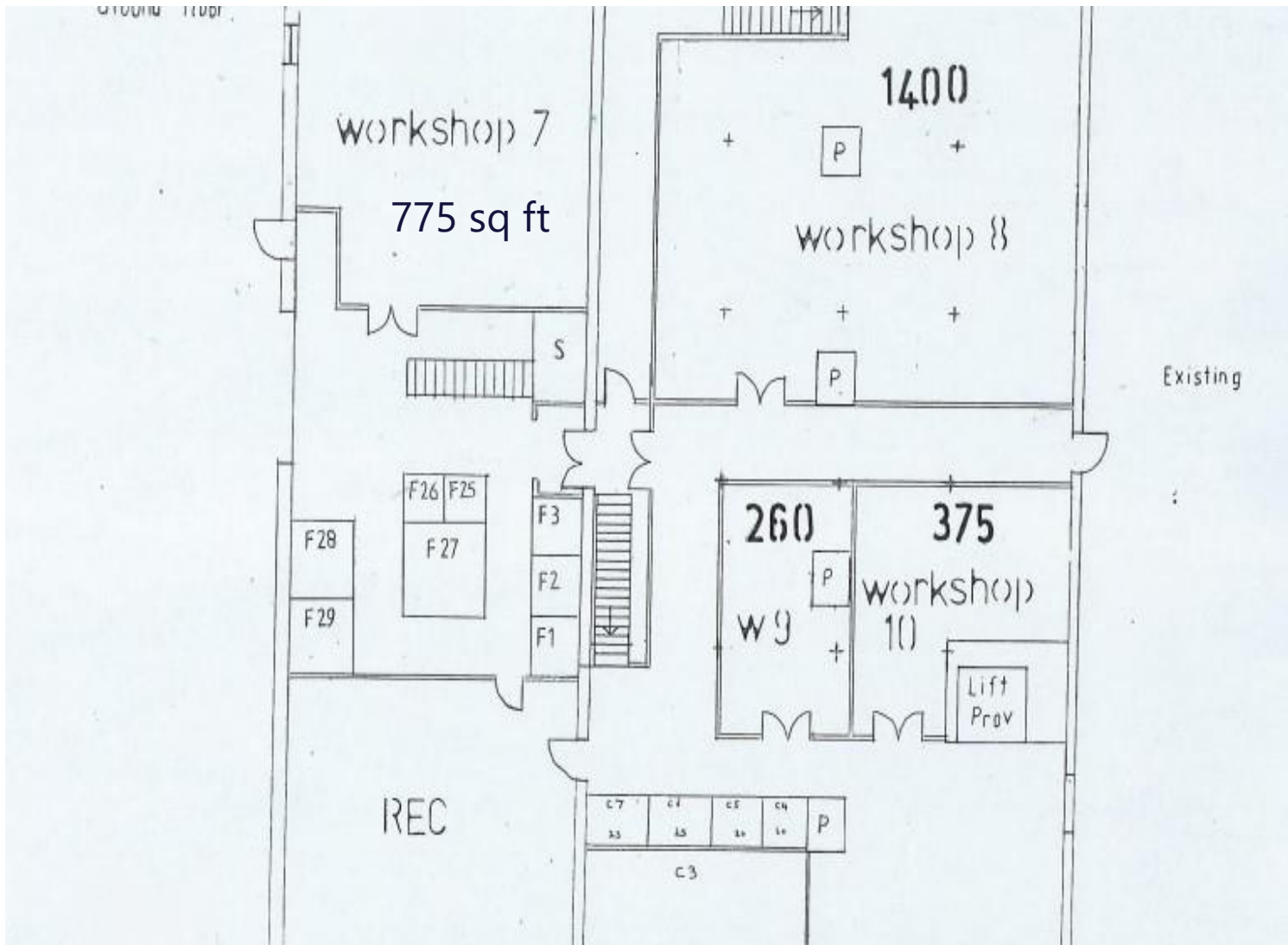


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Plan of the Ground Floor Workshops



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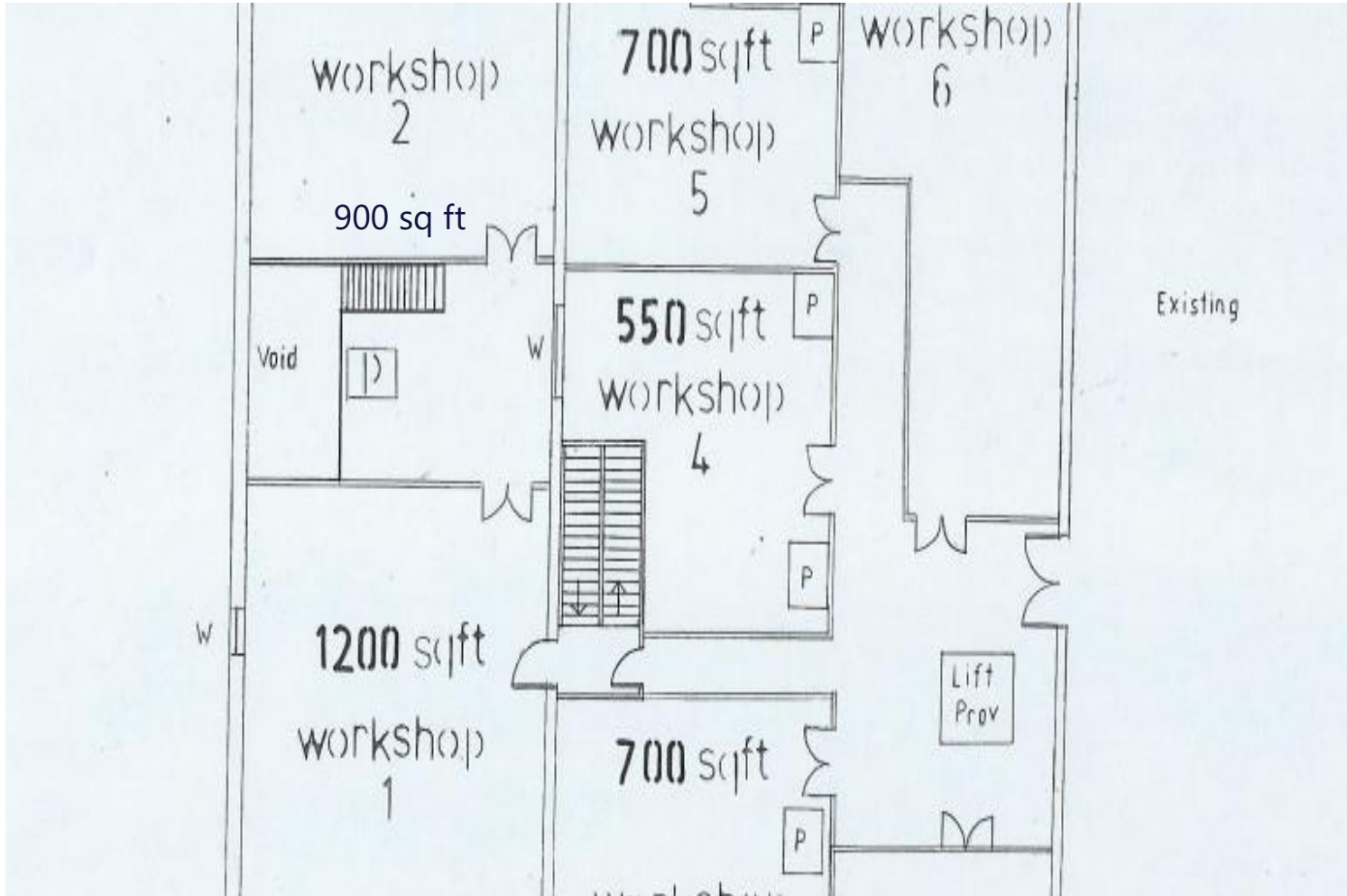
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Plan of the First Floor Workshops



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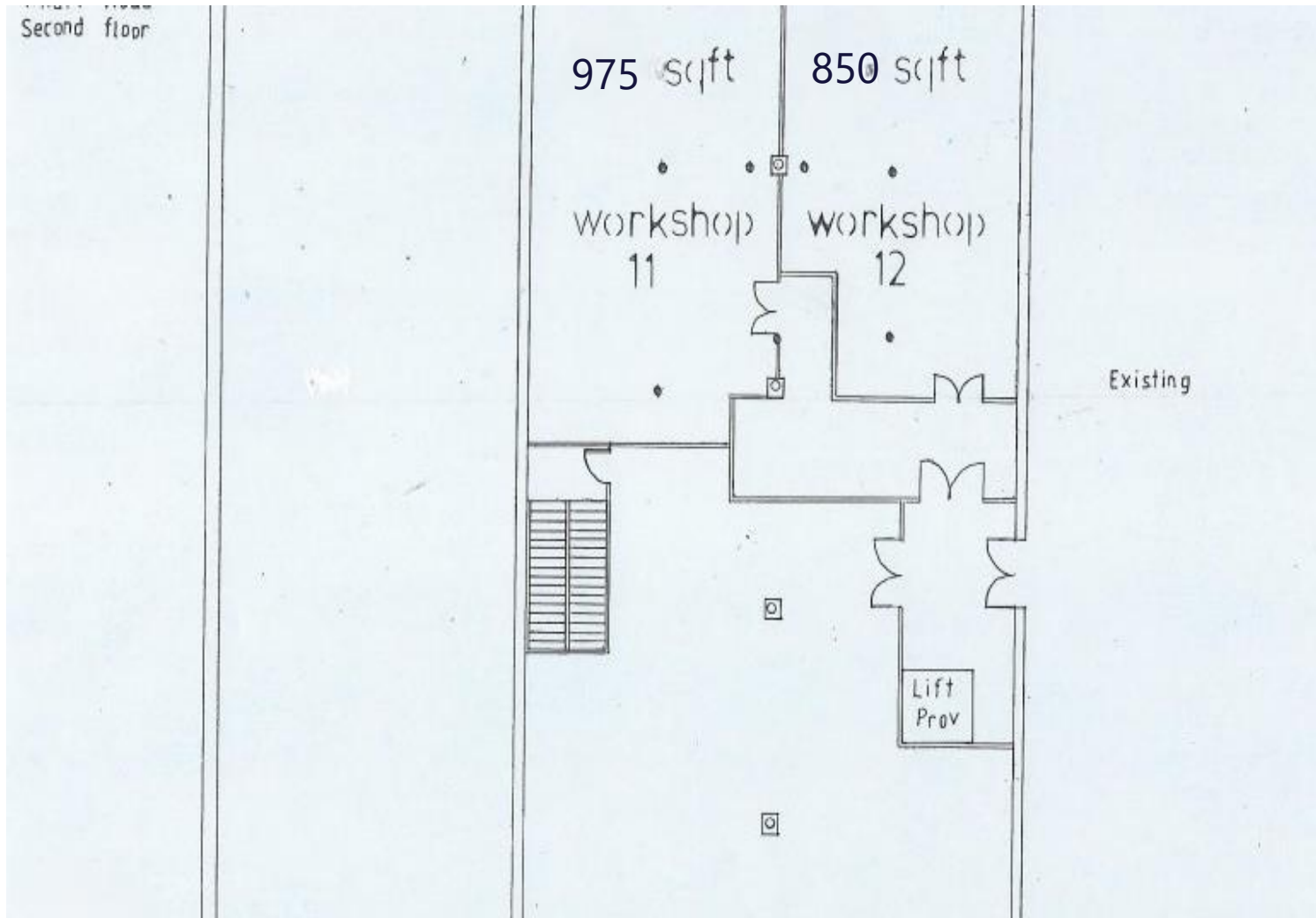
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Plan of the Second Floor Workshops



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