



TO LET

**UNIT 24 GRANARY WHARF BUSINESS
PARK, WETMORE ROAD, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1DU**

OFFICE 3,232 SqFt (300.25 SqM)

KEY FEATURES

- HIGH-QUALITY TWO-STORY OFFICE AND STORAGE PREMISES
- GROSS INTERNAL FLOOR AREA OF APPROXIMATELY 3,232 SQ. FT / 300.25 SQ. M
- RENTAL PRICE OF £32,500 PER ANNUM, EXCLUSIVE
- EXCELLENT CAR PARK ALLOCATION WITH 12 DEDICATED 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. The area benefits from excellent road and rail communications, with the nearby A38 corridor providing access to the motorway network of the Midlands.

DESCRIPTION

The property comprises an excellent modern semi-detached office and storage unit.

The ground floor of the property comprises a reception area with boardroom located off, along with a storeroom and a rear warehouse. Furthermore, there is a modern kitchen and WC facilities located to the ground floor. The first floor is predominantly open plan office accommodation with four high-quality glazed partitioned offices to one side and a small kitchenette serving the first floor.

The accommodation is fitted to a high standard throughout with raised carpet flooring incorporating electrical floor boxes, double-glazed aluminium-framed windows and a suspended ceiling incorporating both LED lighting and comfort cooling / heating systems. The warehouse accommodation benefits from a concrete floor, LED lighting and roller shutter loading door to the side elevation.

Externally, the property benefits from higher than average parking allocation with twelve dedicated spaces, along with space to the side to access the roller shutter loading door. Furthermore, there are three electric car charging points and a separate 30ft storage container to the rear of the property, which can be included within the tenancy.

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	1,616	150.13
First Floor	1,616	150.13
Total	3,232	300.25

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

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

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £23,500.

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 rates relief may be applicable.

TENURE

The subject property is available to lease by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

The property is available to rent at a figure of £32,500 per annum, exclusive of VAT and all other outgoings.

VAT

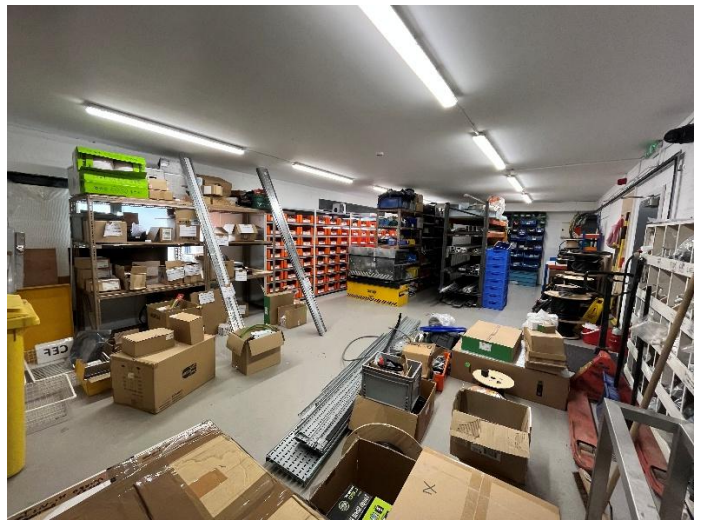
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

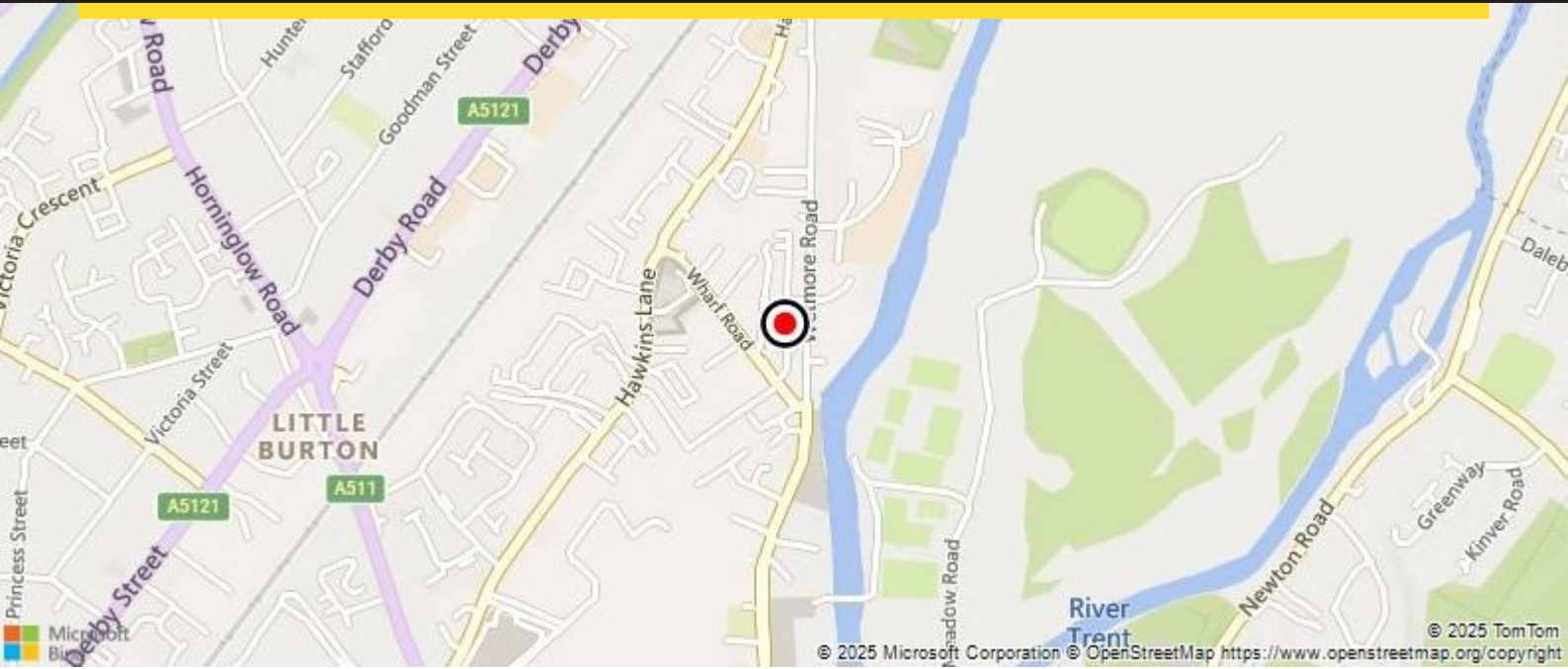
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of A (3).

LEGAL COSTS

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





VIEWING

By appointment with sole agent Rushton Hickman.



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