



TO LET

**KNIGHTSBRIDGE COURT, DERBY
ROAD, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 1RS**

RETAIL

**935.93 - 4,424.65 SqFt
(86.95 - 411.06 SqM)**

KEY FEATURES

- 935.93 - 4424.65 SQ. FT OF CLASS E SPACE
- HIGHLY PROMINENT LOCATION ALONGSIDE A BUSY MAIN ROAD OFFERING EXCELLENT POTENTIAL FOR BUSINESS ADVERTISING
- MODERN OPEN PLAN SPACE TO LET AS PART OF WHOLE
- ON-SITE CAR PARKING AVAILABLE AND 24/7

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LOCATION

Knightsbridge Court is prominently located on Derby Road (close to The Derby Turn roundabout), which is approximately one mile from Burton upon Trent town centre. This is an established business location, situated approximately 2 miles from the A38 trunk road and just over 4 miles from the junction with the A50, which is in easy commuting distance for nearby towns such as Derby, Tamworth and Lichfield.

The property affords a highly visible position from passing traffic and therefore benefits from being able to provide an excellent business advertising opportunity to potential tenants. The property is also within close proximity to Burton Railway Station and is ideally placed for commuting further afield by rail.

DESCRIPTION

This modern detached two-storey building is constructed using traditional brick wall and tiled roof construction. The ground floor office accommodation is open plan with fitted carpets, skirting trunking, double glazing and suspended ceilings with recessed lighting.

The downstairs accommodation has had permission confirmed for the installation of glass frontages (see proposed elevation plans). This would create visible space for a range of uses, to include but not limited to (subject to planning):

- Pharmacy
- Gym
- Restaurant
- Grocery Store
- Dentist

The space can be taken as individual office suites or combined as a whole.

Externally, the property has the benefit of a large private car park.

ACCOMMODATION

Area	Sq Ft	Sq M
Suite 1 - LET	935.93	86.95
Suite 2 - LET	1,229.57	114.23
Suite 3 - LET	1,300.4	120.81
Suite 4	958.75	89.07
Total	4,424.65	411.05

PLANNING

We understand that the property has the benefit of planning consent for Use Class E, but it may be suitable for alternative uses subject to the necessary consents.

Interested parties are advised to make their enquiries of the Local Planning Authority (East Staffordshire Borough Council).

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage.

TENURE

The premises are available on a new fully repairing and insuring Lease.

RENTAL

Dependent on space requirement(s).

VAT

Our client informs us that this transaction is not subject to VAT.

BUSINESS RATES

The ingoing tenant is responsible for payment of business rates. Further information may be obtained by contacting the local Council.

ENERGY PERFORMANCE CERTIFICATE

C (58)

LEGAL COSTS

Tenant will be responsible for their own and the landlords reasonable legal costs.

P/2023/01157
RECEIVED 13/11/2023



3D BASIC VIEW - FRONT ELEVATION

Notes:
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Rev	Description	Date

PROJECT: PHASE 1 - VIEW
DRAWN BY: RAHEEL FAYIAZ

DATE: 13/11/2023

SCALE: 1:100

PROJECT LOCATION: THE DERBY TURN BUILDING, BARTON-ON-TRENT, STAFFORDSHIRE, DE14 1RS

PROJECT NUMBER: A1010

DATE: 13/11/2023

DRAWN BY: RAHEEL FAYIAZ

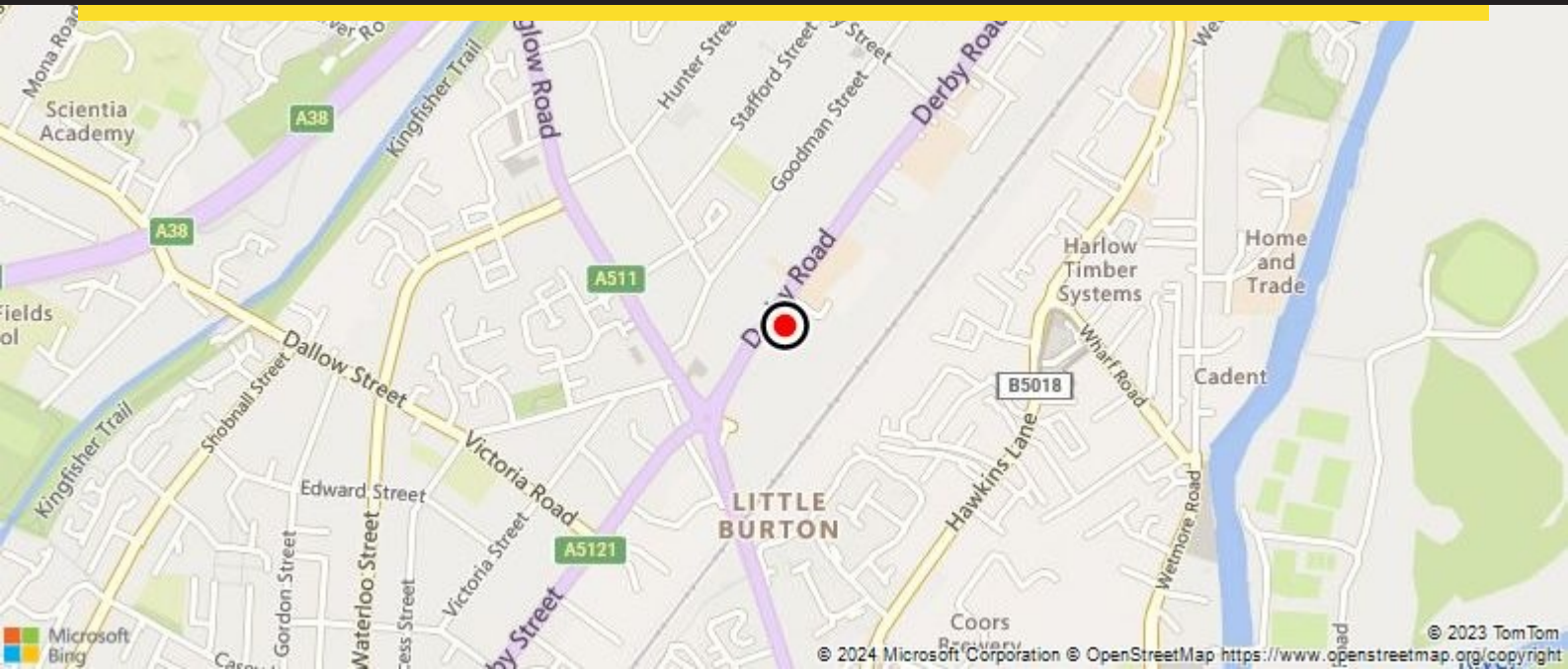
CHECKED BY: RAHEEL FAYIAZ

DATE: 13/11/2023

SCALE: 1:100

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VIEWING

By appointment with Rushton Hickman Limited.



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