



FOR SALE

**UNIT 11, GRANARY WHARF BUSINESS
PARK, WETMORE ROAD, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1DU**

INVESTMENT 1,980 SqFt (183.94 SqM)

KEY FEATURES

- RARELY AVAILABLE MODERN OFFICE INVESTMENT
- LOCATED ON ONE OF BURTON'S PRESTIGIOUS DEVELOPMENTS
- EXCELLENT CONDITION THROUGHOUT
- AVAILABLE TO PURCHASE AT £350,000

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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 subject property comprises an income-producing modern two-storey semi-detached hybrid office / warehouse unit.

The building is of brick and block elevations beneath a pitched tile roof and internally comprises a reception with office off, along with a warehouse / storeroom, kitchen, small store cupboard and two WC facilities to the ground floor, with open plan office area along with a glazed boardroom and two glazed manager's offices to the first floor.

The office accommodation is fitted out to a very good condition throughout and includes carpet tile floor coverings, gas-fired central heating, double-glazed aluminium-framed windows, suspended ceiling incorporating Category-2 lighting and also comfort cooling / heating systems. The ground floor warehouse accommodation benefits from a concrete floor, LED strip lighting, roller shutter loading door to the side elevation and a minimum internal working height of approximately 2.6m.

Externally, the property benefits from allocated car parking directly in front and to the side of the building.

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	990	91.97
First Floor	990	91.97
Total	1,980	183.94

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 subject property.

TENURE

The subject property is available to purchase subject to the existing tenancy, details as follows:

The property is let on a full repairing and insuring lease to Marine and Power Engineering Limited by way of five year lease from February 2024. The lease provides a rent review and tenant break clause on the 3rd anniversary and the current rent passing is £22,500 per annum, exclusive.

PRICE

The property is available to purchase for £350,000.

VAT

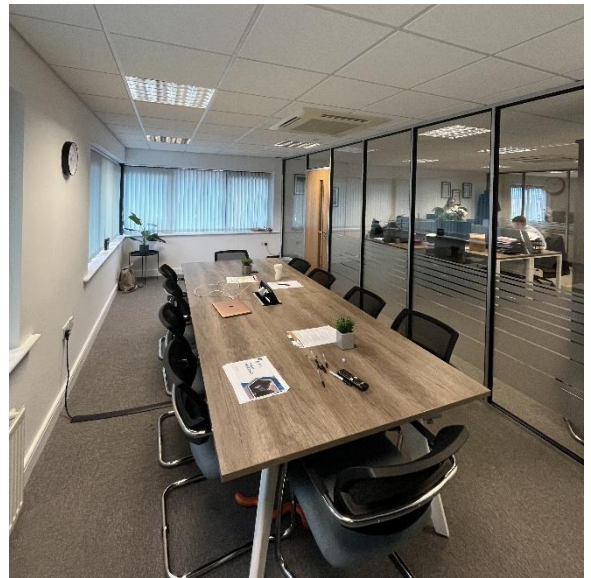
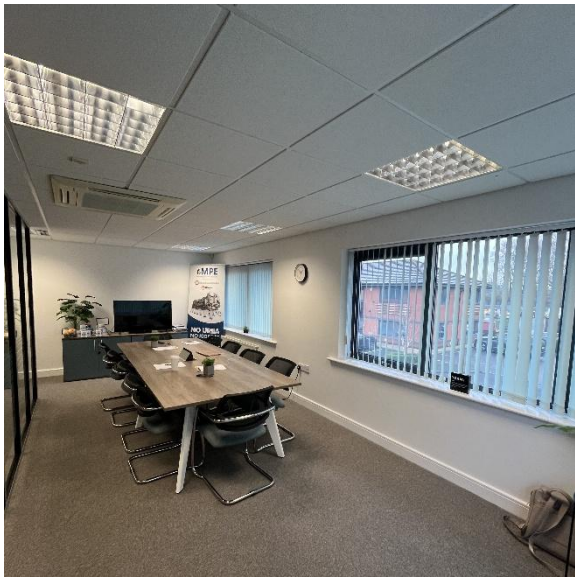
We understand that the property is registered for VAT and therefore, all figures quoted are exclusive of VAT. However, we anticipate that any transaction will meet the requirements of a TOGC.

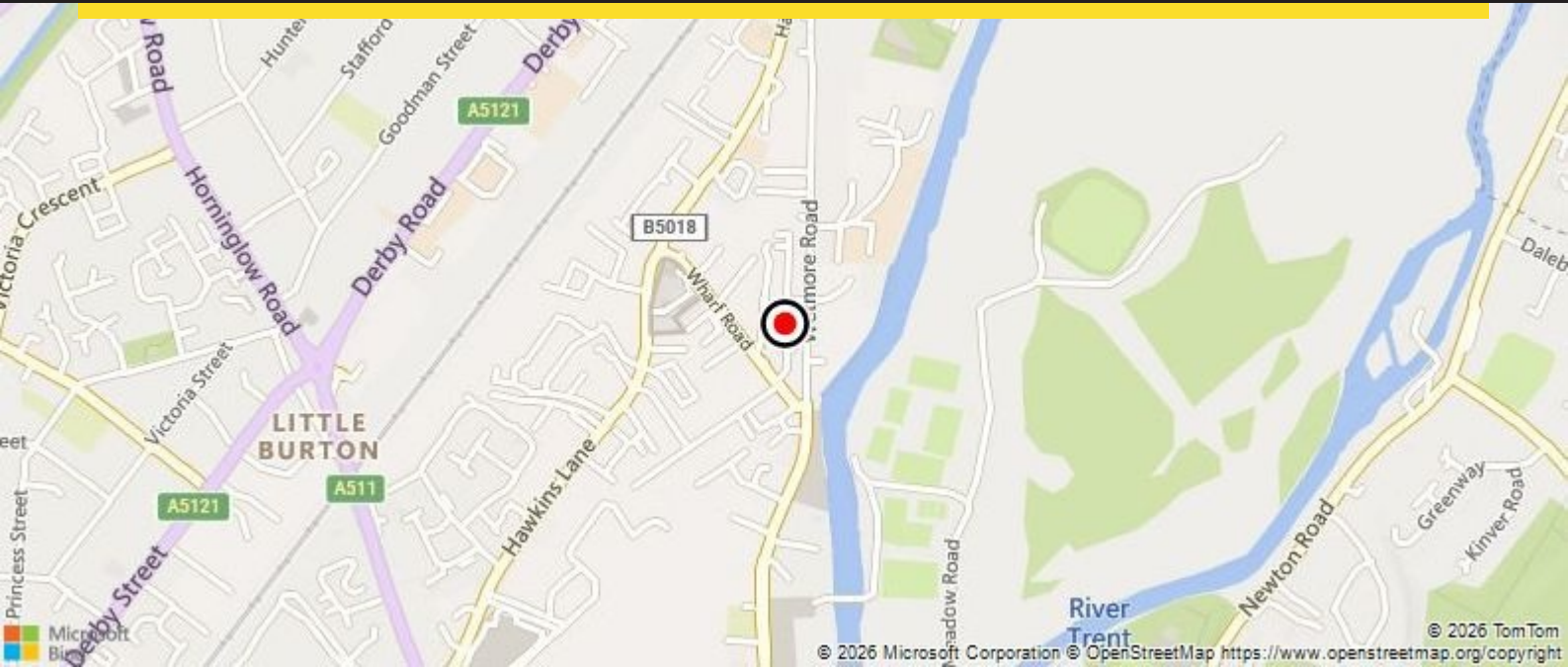
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (52).

LEGAL COSTS

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





VIEWING

By prior appointment with sole agent Rushton Hickman.



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