



TO LET

**UNIT 6 MARCHINGTON INDUSTRIAL
ESTATE, STUBBY LANE, MARCHINGTON,
UTTOXETER, STAFFORDSHIRE, ST14 8LP**

**INDUSTRIAL /
WAREHOUSE**

3,035 SqFt (281.95 SqM)

KEY FEATURES

- 24/7 ESTATE SECURITY ON SITE
- GROSS INTERNAL FLOOR AREA - 3,035 SQ. FT (281.95 SQ. M)
- POTENTIAL FOR SMALL BUSINESS RATES RELIEF
- RENTAL - £21,245 PER ANNUM, EXCLUSIVE

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LOCATION

Marchington Industrial Estate offers over 1.3 million sq. ft. of industrial / warehousing across various buildings ranging in different sizes.

The estate is fully managed development with 24-hour on-site security and gated access. The development has access off Stubby Lane close to the A515 near to the major local towns of Uttoxeter and Burton upon Trent.

This is an established warehouse location approximately 3.75 miles from the A50 trunk road, which provides dual carriageway access to the M6, A38 and M1 motorway.

DESCRIPTION

The unit comprises a steel portal frame building and provides a concrete floor, strip lighting, roller shutter loading door (measuring approximately 3.7m wide by 3.8m high) and a minimum eaves height of approximately 4.6m to the underside of the haunch, rising to 7.2m.

Internally, the property provides open plan warehouse accommodation with a separate office, kitchen and WC facilities.

We understand that car parking space is available in front of the unit, with additional space in front of the roller shutter door for loading, along with the benefit of the large communal car park in close proximity.

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
Total	3,035	281.95

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Industrial) and Use Class B8 (Storage and Distribution), 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

We understand that mains electricity, including 3-phase, water and drainage are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £11,750.

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 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 £21,245 per annum, exclusive of VAT and all other outgoings.

VAT

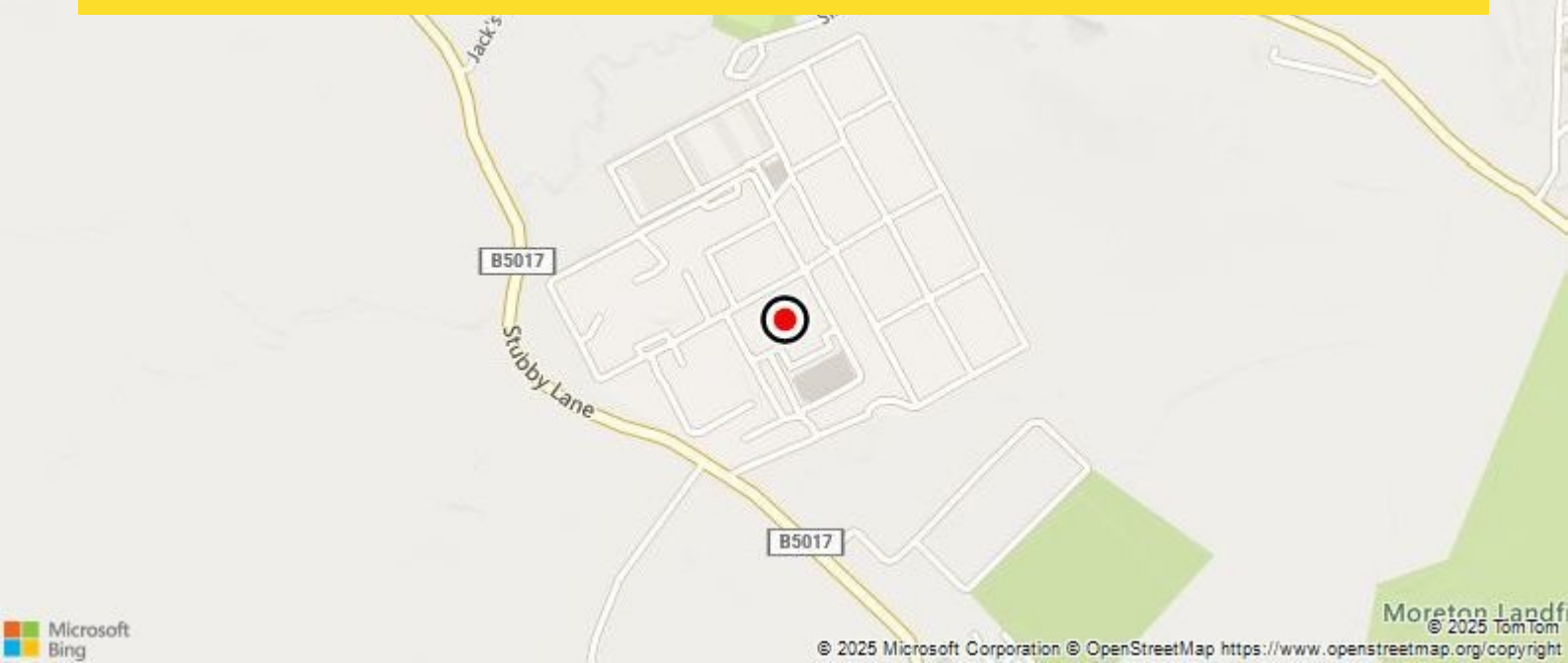
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (69).

LEGAL COSTS

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



VIEWING

By appointment with Rushton Hickman.



CONTACT

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