

TO LET

WAREHOUSE / WORKSHOP ACCOMMODATION

CELEBRATING
30 YEARS OF PROPERTY
CONSULTANCY

Unit 3, Cliff View Business Park
Dovecliff Road, Burton on Trent
Staffordshire DE13 ORR



Rent: £23,500 p.a.x. plus VAT

- Comprising approximately 427.50m² / 4,600 sq ft (gross internal).
- Attractive, semi-rural location within close proximity of the A38 and approximately 4 miles to the Town Centre.
- Yard and parking facilities.
- Car repair use is not permitted.


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

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Location

The premises are ideally situated in an attractive, semi-rural location lying between the villages of Stretton and Rolleston on Dove to the north of Burton on Trent. It is within close proximity of the A38 trunk road and provides easy access to the A50, national road network and major regional centres.

Description

The development comprises of five units, and this one forms part of the southern terrace. It is of single storey, steel framed construction with concrete block infills, steel cladding and concrete block infills, lined to part and on a concrete base. There is a personnel door to the front elevation, electrically operated roller shutter service door on the side elevation, the height of the latter is approximately 3.30m and a width of 4.55m. There is LED lighting, the height to the eaves is approximately 3.75m, and there are partitioned office, kitchen and toilet facilities.

Externally is a concrete surfaced yard providing parking and servicing facilities.

Accommodation

All areas referred to in these particulars are approximate.

**Warehouse/Workshop: 427.50m² / 4,600 sq ft
(gross internal)**

Services

Mains electricity, water and drainage are connected to the premises.

Rates

£26,250 (as of April 1st 2026)

For confirmation of Business Rates payable interested parties are advised to contact East Staffordshire Borough Council.

Energy Performance Certificate

The property has an energy performance rating of Band C.

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

Rent

£23,500 per annum exclusive.

The rent is to be payable quarterly in advance by standing order/direct debit. The rent will be subject to an upward only review at three yearly intervals.

Lease

The premises are available on a full repairing and insuring lease.

Value Added Tax

The rent will be subject to value added tax.



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Service Charge

A service charge is payable for the maintenance and repair of the external, communal areas including the electrically operated gates and security lights. Also to be included in the service charge are water costs.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement, which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

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



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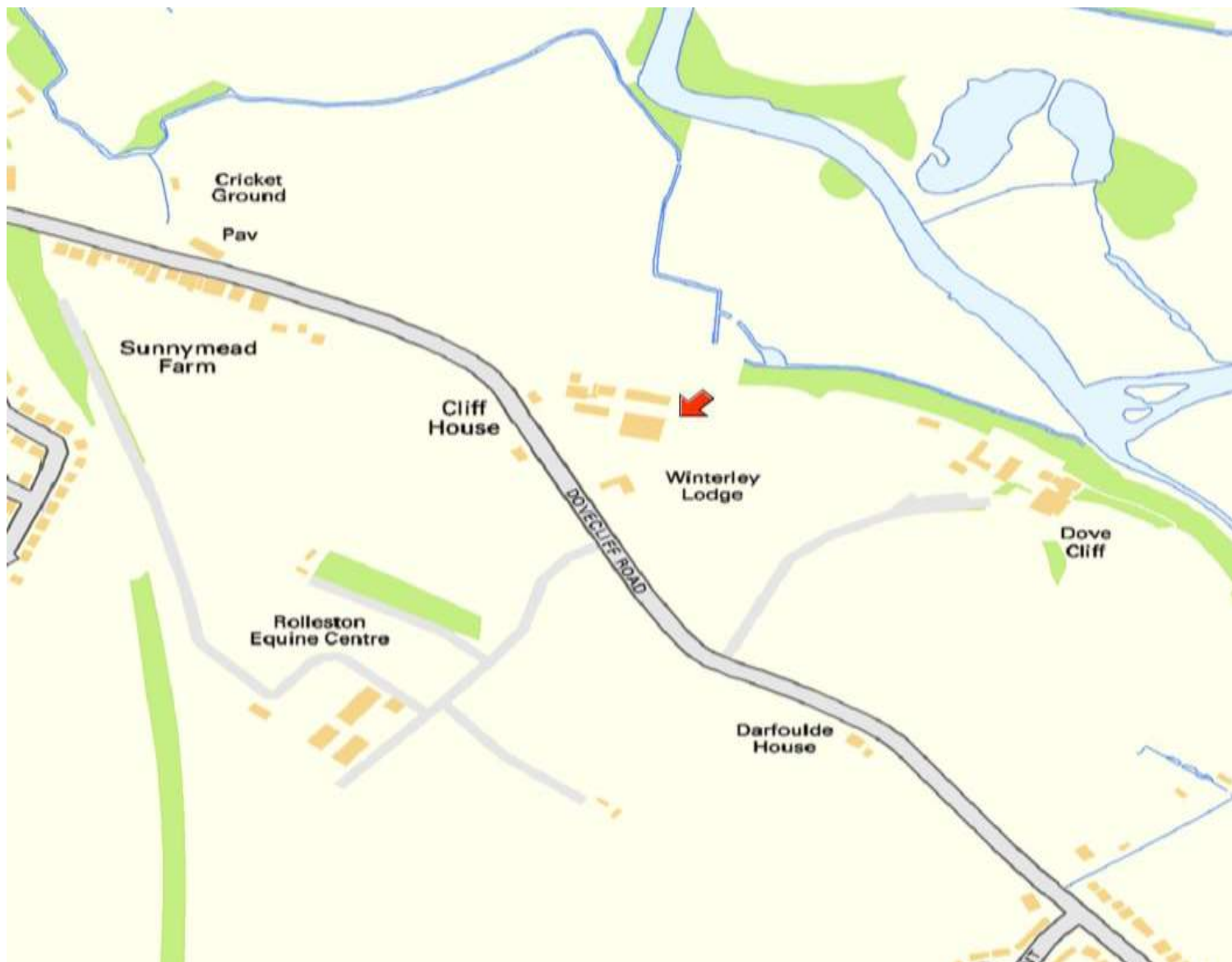
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