

TO LET

STORAGE LAND

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Oxbow Business Park
Fauld, Tutbury, Burton on Trent
Staffordshire DE13 9HY



Rent: Subject to Specification

- The site comprises approximately 1.54 hectares (3.82 acres).
- Available as a whole or division will be considered.
- It forms part of the long-established Fauld Industrial Estate which is within convenient travelling time of the A50 and A38 trunk roads; 2 miles to the west of Tutbury and 7 miles to the north west of Burton on Trent.



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Burton upon Trent, DE14 1NG

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RICS



DEALS
WINNER

Location

The site forms part of the long-established Fauld Industrial Estate which is a former Ministry of Defence camp and is located approximately 2 miles to the west of Tutbury, 7 miles to the north west of Burton on Trent and 10 miles from Derby. The A50 and A38 trunk roads are within convenient travelling time.

Description

The site comprises approximately 1.54 hectares (3.82 acres) and apart from a small section adjacent to the service road at the front, the site is level grass land. A site plan is attached.

The intention is to provide a hardcore surface, fencing and lighting to the site, but individual Tenant's specifications will be considered.

Services

Mains electricity, water and drainage are available for connection to the site, subject to statutory regulations.

Rates

Rateable Value – to be assessed when occupied.

(East Staffordshire Borough Council).

Lease

The premises are available for a flexible term, and the Tenant will be responsible for the maintenance and repair of the site.

The Tenant will also be responsible for the annual insurance premium which is to be payable in full to the Landlord on the due date.

Rent

Subject to Tenant's specification.

The rent will be payable quarterly in advance by standing order.

Value Added Tax

The rent will be subject to value added tax.

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.



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References

The Landlord will require references from interested parties to include their bank, accountant and Landlord.

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

By appointment with the sole Agents:-

Salloway:

Tel: 01283 500030



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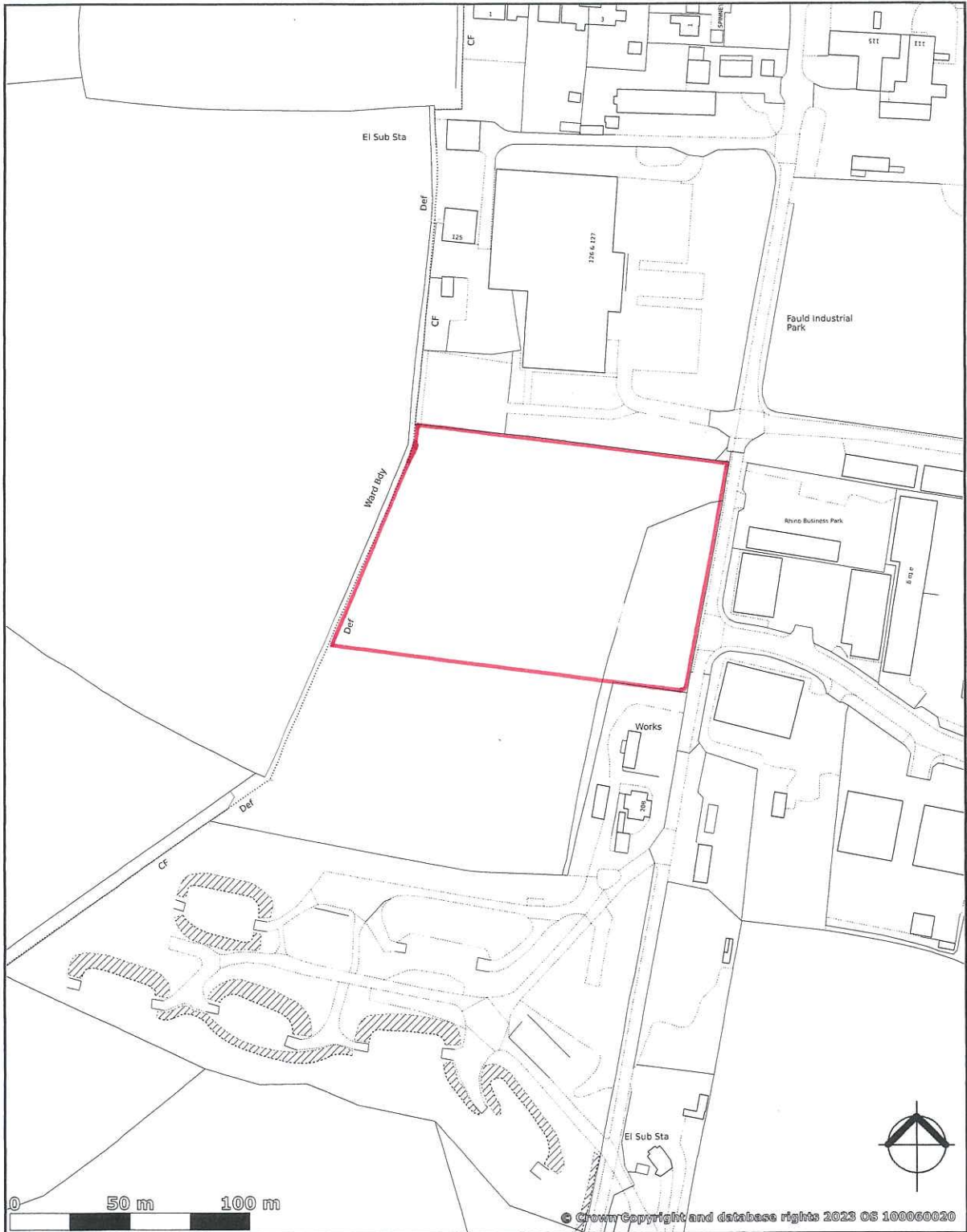


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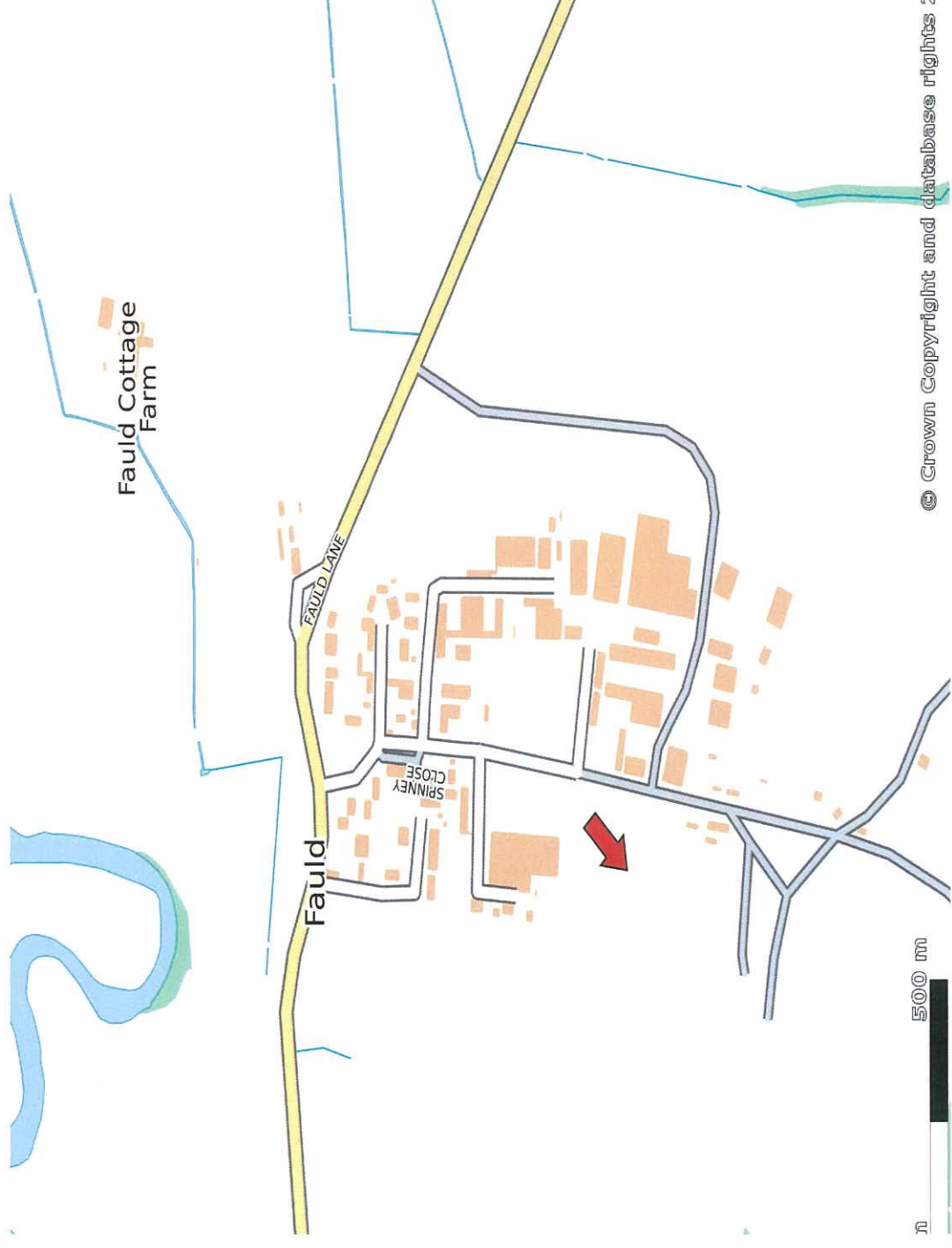
DEALS
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Plotted Scale - 1:2,500



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