



## TO LET

**DARK LANE BUILDINGS, DARK LANE,  
NEWBOROUGH, BURTON UPON  
TRENT, STAFFORDSHIRE, DE13 8SU**

**INDUSTRIAL 6,150 SqFt (571.33 SqM)**

### KEY FEATURES

- 0.3 ACRES OF GATED YARD SPACE
- GROSS INTERNAL FLOOR AREA 457.81 SQ. M / 4928 SQ. FT
- RENTAL - £25,000 PER ANNUM, EXCLUSIVE

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## LOCATION

The unit is located in the village of Newborough, which is 3 miles from Hanbury, 8 miles west of Burton upon Trent and 12 miles north of Lichfield. The property is situated on the arterial route of the A515, which gives immediate access to the A50 and the wider Midlands motorway network and major centres.

This is a superb rural location setting surrounded by open countryside.

## DESCRIPTION

The subject property comprises a detached industrial unit of steel portal frame construction with steel cladding elevations, steel cladding roofing sheets with perspex roof lights and concrete flooring.

The site has an additional 0.3 acre gated yard, which can be used for additional storage and lean-to space, which is weather resistant and has previously been used for storage.

Internally, the property benefits from an open plan industrial space with access via 2 roller shutters, measuring 3.4m wide and 5.7m high. The unit also benefits from an eaves height of 4.5m, rising to 6.5m.

## 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
Industrial Unit	4,928	457.81
Lean-to	1,222	113.52
<b>Total</b>	<b>6,150</b>	<b>571.33</b>

## PLANNING

We understand that the property has the benefit of planning consent for 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 all main services, excluding gas, are connected at the subject property.

## BUSINESS RATES

The premises is not yet rated, should business rates become payable, the tenant will be responsible for these from the date of occupation.

## 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 £25,000 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.

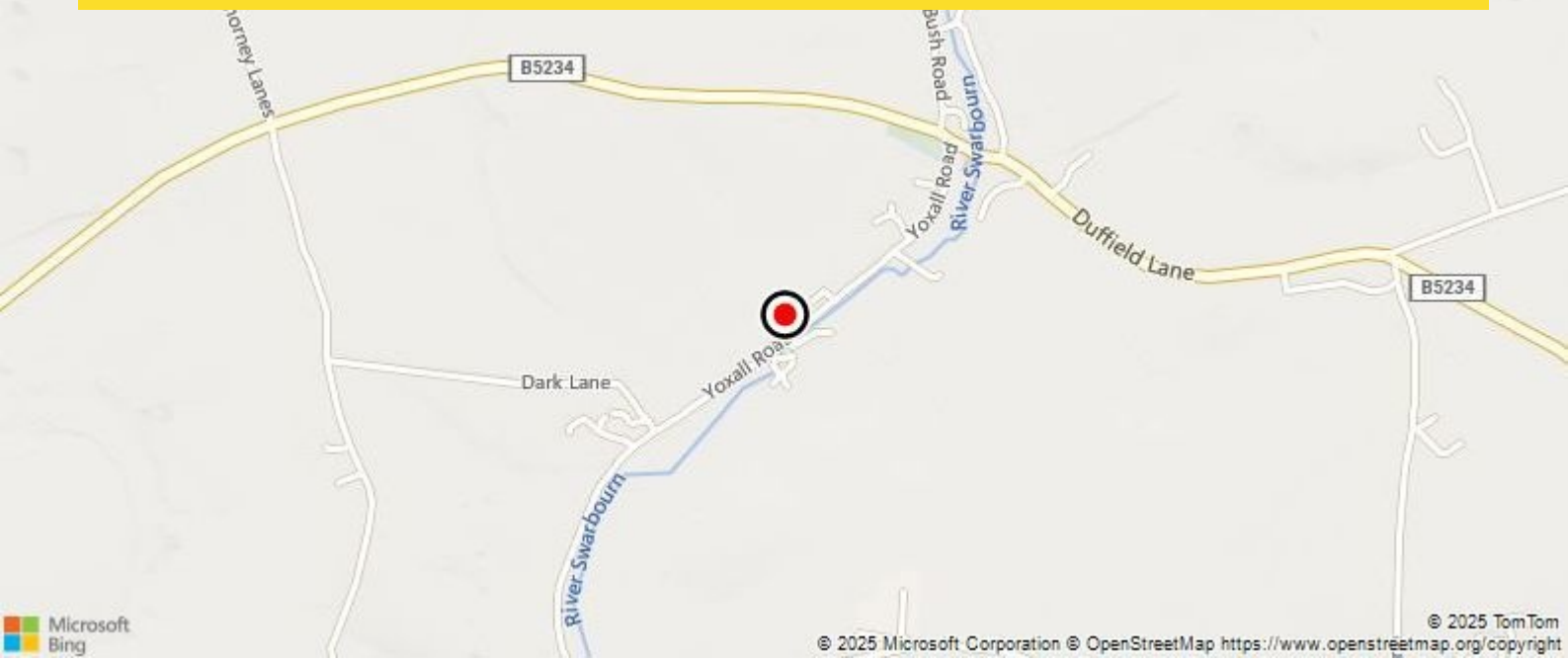
## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

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





## VIEWING

By appointment with Rushton Hickman Limited.



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