



Former ATS, Nicholson Way, Wellington Road, Burton upon Trent, DE14 2AW

5,327 SQ FT GARAGE ACCOMMODATION ON A 0.38 ACRE SITE.

NEWMARK

LOCATION

The property is located in a predominantly commercial area, situated on the corner of Nicholson Way and Wellington Road in Burton upon Trent. It is approximately 2 miles away from the town centre. Wellington Road links directly to the A38, providing access to Birmingham, Derby and Mansfield.

DESCRIPTION

The property comprises a modern industrial unit with ancillary offices, configured as a 6 vehicle bay workshop. The property is constructed of steel truss frame construction with brick and metal clad elevations with a profile metal clad roof. Internally, the property has workshop space and office space, reception, staff and customer WC's, staff facilities and a manager's office. There is a steel framed mezzanine over the majority of the workshop space that is used for tyre storage.

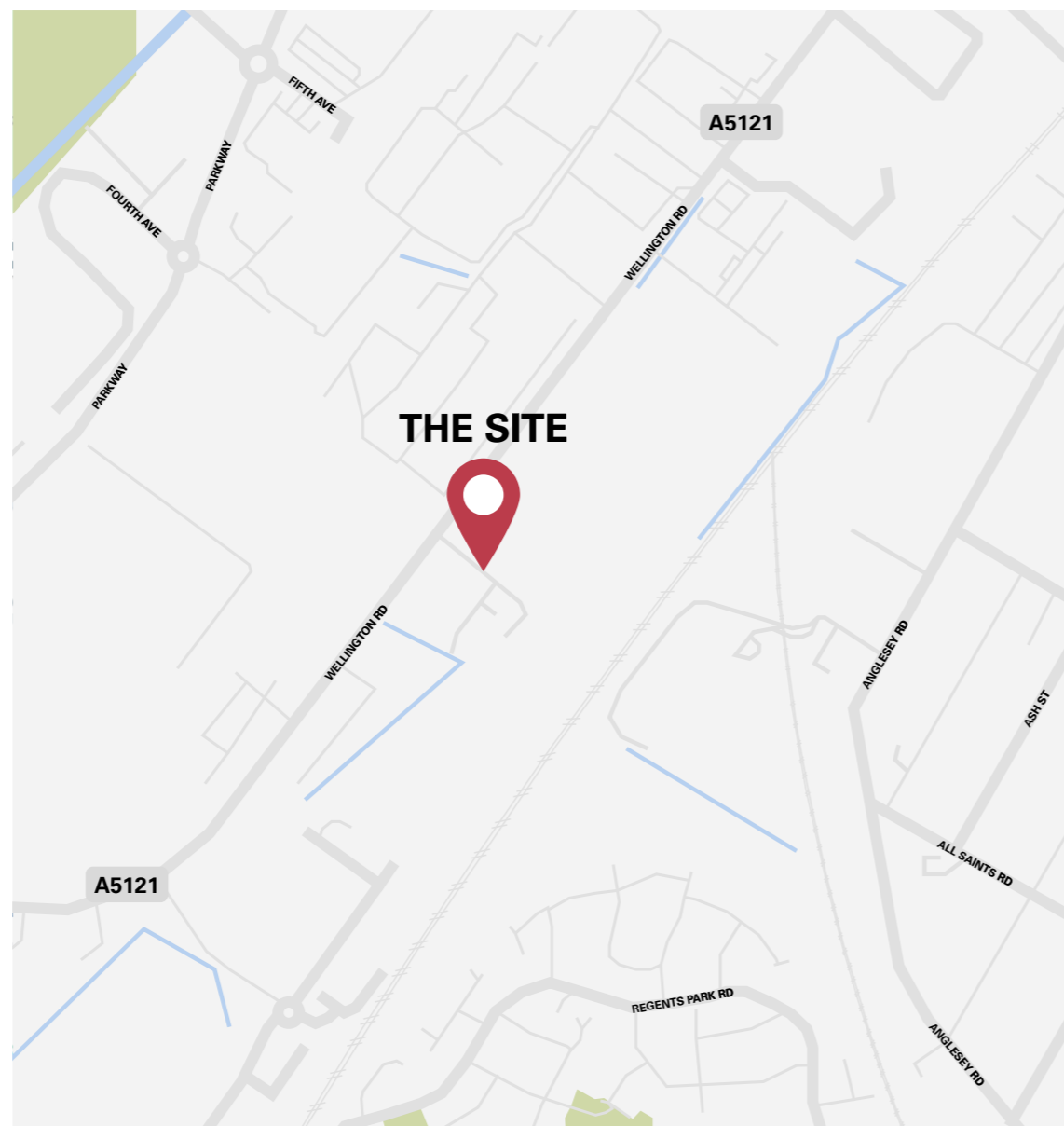
Externally the unit has a tarmacadam forecourt with parking for approximately 14 vehicles and is accessed from Nicholson Way.

SCHEDULE OF ACCOMMODATION

MEASURED FLOOR AREA	SQ M	SQ FT
Ground Floor	494.9	5,327
Mezzanine	75.2	809
Total	570.1	6136

SITE AREA

0.38 acres (approximately 32% site coverage)



EPC

EPC available upon request

BUSINESS RATES

We advise that any prospective purchaser should check the Rateable Value with the Valuation Office Agency or the Local Council.

TENURE/TERMS

The property is available on a Freehold basis.

Full details are available on application

GUIDE PRICE

Offers in the region of £700,000

VAT

We understand that the site is elected for VAT purposes.

VIEWINGS

By appointment through sole agents, Newmark.



© Crown Copyright 2025. Licence no. 100019064. Not to scale.

Contacts

For Further information please contact:

Francesca Hodson
Senior Surveyor
m +44 (0)7503 973865
Francesca.Hodson@nmrk.com

NEWMARK

DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>

Particulars issued May 2025.