



TO LET

**UNIT 1, MILLERS LANE, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 2NS**

INDUSTRIAL 2,436 SqFt (226.3 SqM)

KEY FEATURES

- MODERN INDUSTRIAL UNIT IN POPULAR LOCATION
- SUITABLE FOR INDUSTRIAL / WAREHOUSE AND TRADE COUNTER USES
- RENTAL - £20,000 PLUS VAT PER ANNUM, EXCLUSIVE

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LOCATION

The subject property forms an end terrace unit on Millers Lane in Burton upon Trent. Millers Lane is accessed off Derby Street close to its junction with Station Bridge and Borough Road, approximately one mile outside of Burton upon Trent town centre.

The surrounding area comprises a mixture of commercial uses, including other industrial and warehouse premises nearby, together with a Travelodge and Lidl supermarket.

DESCRIPTION

The subject property comprises an industrial / warehouse building of steel portal frame construction with brick and block elevations beneath a pitched steel-clad roof incorporating translucent rooflights.

Internally, the property provides open plan industrial / warehouse accommodation with a good quality kitchen and WC facility located to the front corner.

The property provides a concrete floor, LED strip lighting, UPVC entrance door and windows with external electric shutters, minimum eaves height of approximately 3.2m to the underside of the haunch and a roller shutter loading door to the front elevation measuring approximately 3.3m wide by 3.4m high.

Externally, the property provides a tarmacadam frontage providing access to the roller shutter loading door and parking for 4/5 vehicles.

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	2,436	226.3

PLANNING

We understand that the property has the benefit of planning consent for Use Class B8 (Storage and Distribution) and E (Trade Counter), 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 mains services are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £16,750.

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 rent 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 £20,000 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.

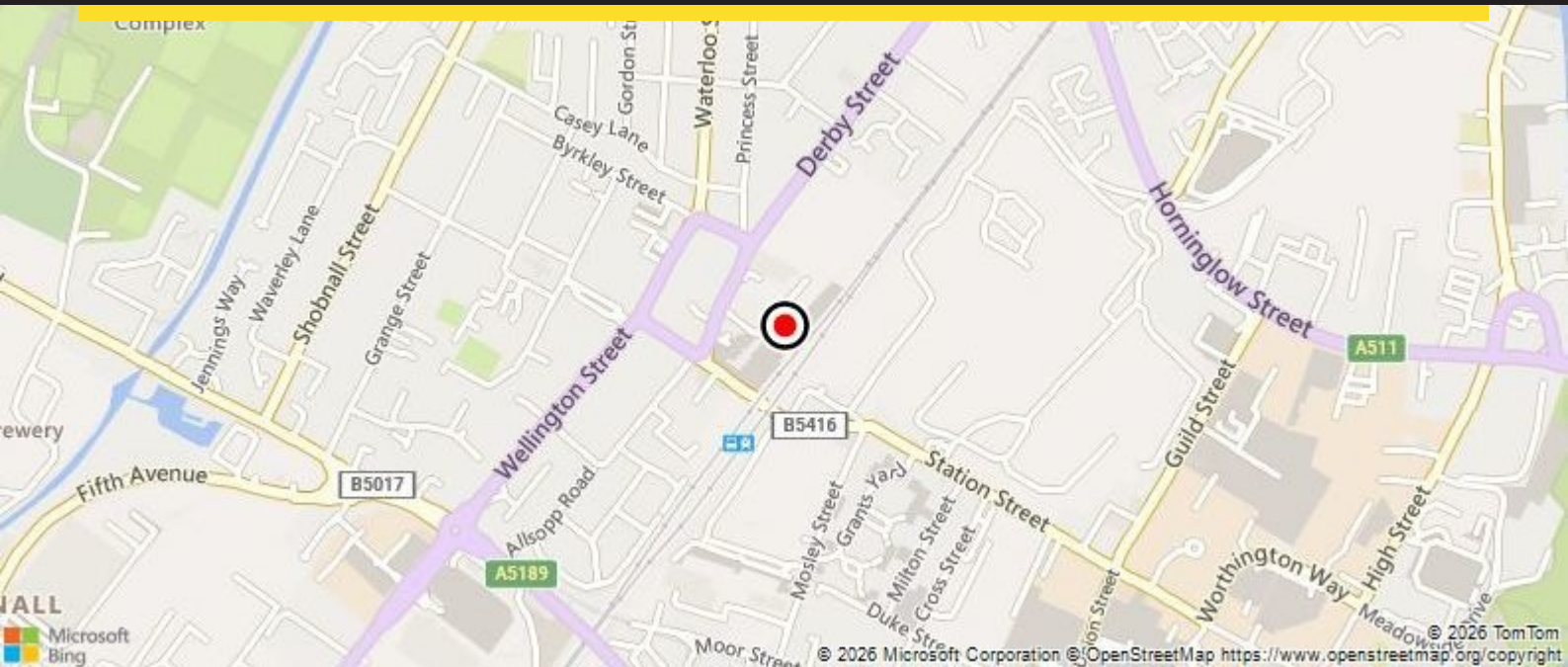
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of E (109).

LEGAL COSTS

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





VIEWING

By prior appointment with sole agent Rushton Hickman.



CONTACT

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