

FOR SALE / TO LET

OFFICE ACCOMMODATION

CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

5 Lancaster Park, Newborough Road
Needwood, Burton on Trent
Staffordshire, DE13 9PD



Price : £150,000 plus VAT / Rent : £15,000 plus VAT

- Semi-detached office building comprising approximately 87.76m² / 945 sq ft net internal.
- Prestigious business park location.
- On-site parking facilities.



SALLOWAY



Anwar Hussain MRICS

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Location

A modern business park developed in recent years situated in a superb rural location providing a range of office and warehouse units.

It is situated on the B5234, approximately 5 miles west of Burton on Trent and within 5 miles of the A50 via the A515 and within convenient travelling time of the A38 and national road network. Also within close proximity is the prestigious FA Centre, St George's Park.

Description

The property comprises a steel portal frame, two storey, semi-detached office building with brick and block walls under a pitched/hip tiled roof. Internally the property has suspended ceilings with inset lighting, comfort cooling providing heating and air conditioning, plastered and painted walls, skirting trunking and carpeted floor finishes.

Externally to the side of the premises are five allocated car parking spaces.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor Office: **42.08m² / 453 sq ft**
First Floor Office: **45.68m² / 492 sq ft**

Total (net internal): 87.76m² / 945 sq ft

Services

Mains electricity and water. Drainage is to private facilities.

Heating is provided via air conditioning.

Rates

Rateable Value : £10,750

(East Staffordshire Borough Council)

For confirmation of Business Rates payable and eligibility for any rate relief that may apply, interested parties are advised to contact East Staffordshire Borough Council.

Energy Performance Certificate

The property has an energy performance rating of Band D.

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

Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term which will be subject to upward only rent reviews at three yearly intervals.



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Rent

£15,000 per annum exclusive which is to be payable quarterly / monthly in advance by standing order / direct debit.

Sale

Price: £150,000 for the freehold interest.

Value Added Tax

The sale price and rent will be subject to value added tax.

Rent Deposit Agreement

In the event of a letting 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.

References

In the event of a letting, the Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

In respect of either transaction, 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:

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This brochure is intended to be a guide only so please read these important notes:

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