



## TO LET

UNIT 2 ECCLESHALL BUSINESS PARK,  
HAWKINS LANE, BURTON UPON  
TRENT, STAFFORDSHIRE, DE14 1PT

**INDUSTRIAL** 2,930 SqFt (272.2 SqM)

### KEY FEATURES

- POPULAR INDUSTRIAL ESTATE IN AN ACCESSIBLE LOCATION
- UNIT 2 - 2,930 SQ. FT
- RENTAL - £15,500 PLUS VAT PER ANNUM, EXCLUSIVE OF RATES
- SUITABLE FOR A VARIETY OF OCCUPIERS

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## LOCATION

The industrial estate is situated on Hawkins Lane, which, together with Wharf Road and Wetmore Road, forms one of the principal industrial areas in Burton upon Trent.

The town centre of Burton upon Trent is approximately 1 mile away with the A38 trunk road less than 2 miles away.

## DESCRIPTION

The subject property comprises an end-terraced industrial unit of steel portal frame construction with brick and block lower elevations, steel-clad upper elevations beneath a pitched steel-clad roof.

The ground floor comprises a retail trade area, plus small workshop and WC facilities. The first floor offers additional space, currently used for office accommodation and additional storage.

Externally, the property benefits from 6 allocated car parking spaces, along with access to the roller shutter loading door.

## ACCOMMODATION

The unit has a total gross internal floor area as follows:

Area	Sq Ft	Sq M
Ground Floor	1,545	143.53
First Floor	1,385	128.67
<b>Total</b>	<b>2,930</b>	<b>272.2</b>

## PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Industrial) and Use Class B8 (Storage and Distribution), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties are advised to make their enquiries to the Local Planning Authority (East Staffordshire Borough Council).

## SERVICES

It is understood 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 £15,250.

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 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 £15,500 per annum, exclusive of VAT and all other outgoings.

## VAT

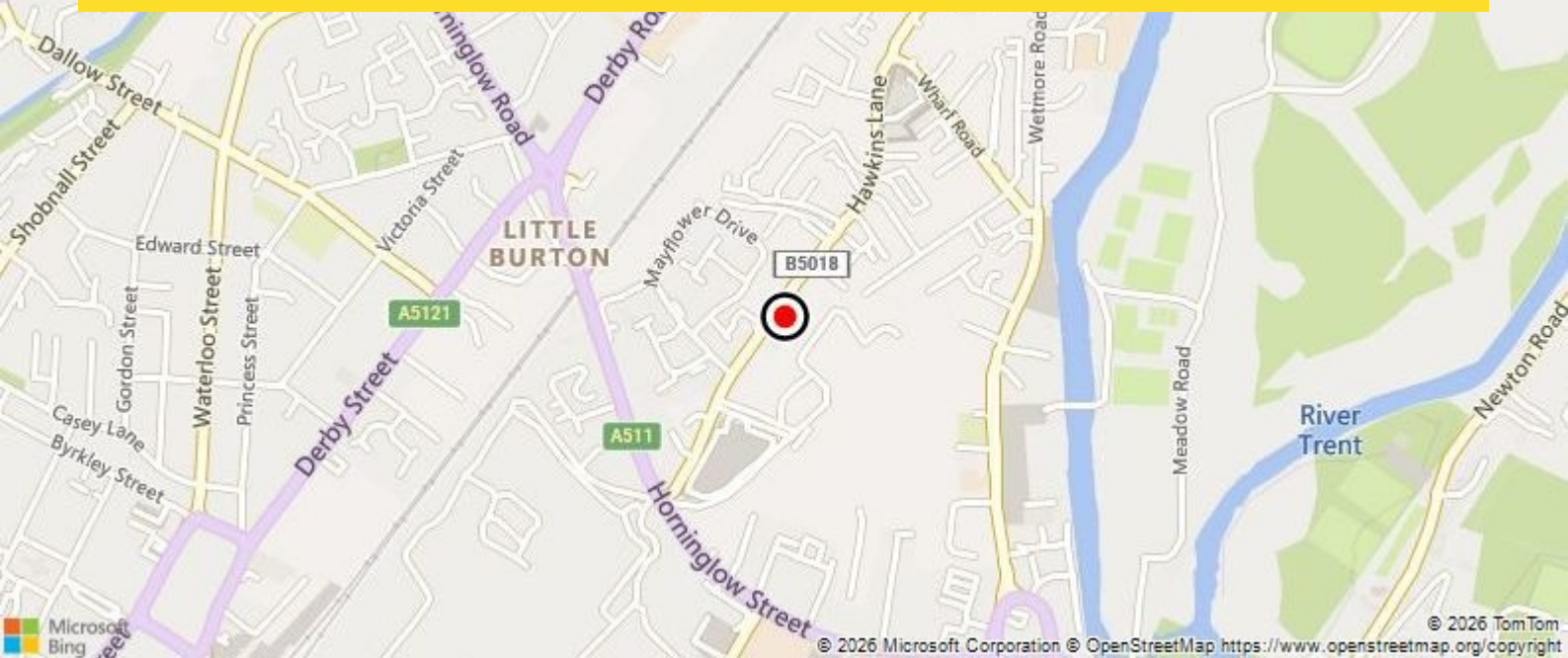
We are informed that VAT is not applicable on this transaction.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (62).

## LEGAL COSTS

Each party to be responsible for their own legal costs.



## VIEWING

By prior appointment with sole agent Rushton Hickman.



### CONTACT

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