

TO LET

INDUSTRIAL/WAREHOUSE UNIT

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 4, Millers Lane
Grain Warehouse Yard, Derby Street
Burton on Trent, Staffordshire, DE14 2LE



Rent: £20,400 p.a.x. plus VAT

- Comprising approximately 229.16m² / 2,465 sq ft gross internal.
- Forecourt service area including five car parking spaces.
- Eaves height approximately 3.70m : 3 phase electricity supply (80 amps per phase).
- New lease available.



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Anson Court,
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Location

The premises are located in a small Business Park to the northern fringe of the town centre, adjacent to a densely populated residential area and a long-established secondary retail location. To the front is a Lidl food store, a Travelodge and the town centre is approximately 1 mile to the south east. The A38 trunk road (Clay Mills Intersection) is 2 miles to the north.

Description

A mid-terraced unit of single storey, steel, portal frame construction with steel trusses, cavity brick and concrete block elevations to the front and rear, full height concrete block dividing walls to the side elevations, a pitched, insulated, profile steel clad roof incorporating translucent lights and on a concrete base. The height to eaves is approximately 3.70m, there is a manual roller shutter service door to the front elevation and an adjacent personnel door leading into an office, and externally is a service forecourt with five parking spaces.

Internally, apart from the office is a partitioned area providing kitchen facilities and a toilet, there is fluorescent strip lighting to the workshop, surface boxes to the office, power points and hand tool power sockets. The height of the service door is approximately 3.90m and the width 3.50m.

Accommodation

All areas referred to in these particulars are approximate.

Workshop/Warehouse: **229.16m² / 2,465 sq ft gross internal**

Services

All mains services, including a 3 phase electricity supply (80 amps per phase), are connected to the premises. To the workshop is a gas fired heater which will require connection to the gas supply.

Rates

Current Rateable Value: £11,750

New Rateable Value with effect from 1 April 2026: £16,750

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

Applied for.

Lease Terms

The premises are available on a full repairing and insuring lease for a minimum term of three years.

Rent

£20,400 per annum exclusive, which will be subject to upward only review at three yearly intervals.

The rent is to be payable quarterly in advance by standing order/direct debit.



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Value Added Tax

The rent will be subject to value added tax.

Rent Deposit Agreement

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

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

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 Lessee.

Viewing

For further information or to arrange a viewing please contact the sole Agents: -

Salloway:

Tel: 01283 500030

Email: burton@salloway.com



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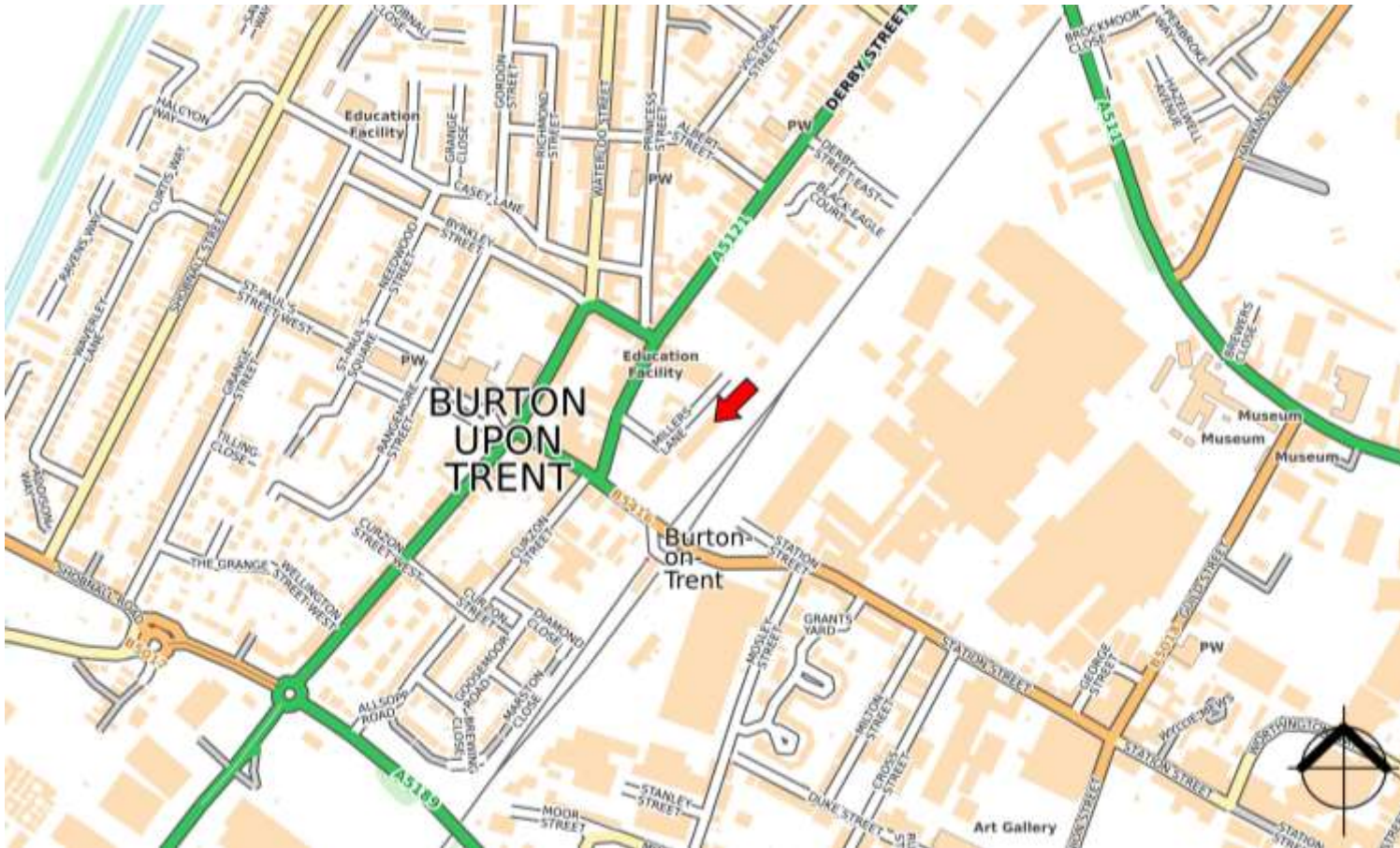
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