

TO LET

WAREHOUSE AND OFFICE PREMISES

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Premier Park
Bay 4, Lichfield Road
Burton on Trent, Staffordshire, DE14 3HD



Rent: £142,500 p.a.x plus VAT

- Comprising approximately 3,026.58 m² / 32,566 sq. ft including mezzanine, offices and stores 145.68 m² / 1,567 sq ft (gross internal).
- Strategic location adjacent to the A38, close to Centrum 100 and the newly developed Burton Gateway Business Park and Marley Ltd.
- Eaves height up to approximately 4.80m / 16'.
- Secure site with the benefit of intercom access, security barriers and adjoining gatehouse.



Phil Randle Partner

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Location

The premises for part of the larger building strategically located fronting the A38 and benefits from convenient links to the A50 and national road network.

Travel Distances

Birmingham	34 miles	(55km)
Derby	15.6 miles	(25km)
London	128 miles	(206km)
Leicester	40.4 miles	(65km)
Manchester	87 miles	(140km)
Nottingham	32.1 miles	(52km)
Sheffield	69 miles	(111km)
Stoke on Trent	37.1 miles	(60km)

Description

The premises are self-contained and form part of a larger workshop and warehouse building which is of steel portal frame construction on a concrete base with brick / concrete block and profile, steel sheet clad infills and a pitched, steel, sheet clad roof incorporating translucent lights. There are concrete block constructed office and amenity facilities with additional offices and storage facilities at mezzanine level, an independent access to the latter by way of a keypad system, a concrete block partitioned despatch area on the rear elevation, three, manual, roller shutter service doors, two, concrete block partitioned storage areas, an eaves height of approximately 4.80m / 16', power points, hand tools sockets and predominantly fluorescent lighting throughout.

Externally is a service yard used in conjunction with the other occupiers with the main premises being accessed from Lichfield Road by way of double steel gates with a security barrier.

Accommodation

All areas referred to in these particulars are approximate.

Bay 4: 60.50m x 45.10m –
2,728.55m² / 29,359 sq.ft.

Despatch Area: 17.84m x 8.54m –
152.35m² / 1,639 sq.ft.

Mezzanine Offices
& Stores: 24.00m x 6.07m –
145.68m² / 1,567 sq.ft.

**Total: Approx. 3,026.58m² / 32,566 sq.ft.
(Gross Internal)**

Services

All mains services are connected to the premises.

Heating to the amenity accommodation is by way of gas fired central heating radiators serviced by way of a Ferroli Modena boiler.

Rates

Rateable Value : £132,000

(East Staffordshire Borough Council)

Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term.



SALLOWAY



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Rent

£142,500 per annum exclusive.

The rent will be subject to upward only reviews at three yearly intervals and is to be payable quarterly in advance by standing order.

Service Charge

There will be a service charge payable to the Landlords in respect of the repair and maintenance of the communal areas relating to the yard, roadway, landscaping and so forth.

Value Added Tax

The rent will be subject to Value Added Tax.

Energy Performance Certificate

The property has an energy performance rating of Band C.

A copy of the Energy Performance Certificate is available upon request.

References and Accounts

The Landlords will require four references from interested parties to include their bank, accountants and two trade or personal referees together with three years audited accounts.

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.

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 Purchaser/Lessee.

Viewing / Further Information

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

Salloway:

Contact: Phil Randle
Tel: 01283 500030
Email: phil@salloway.com

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Phillip Randle Partner

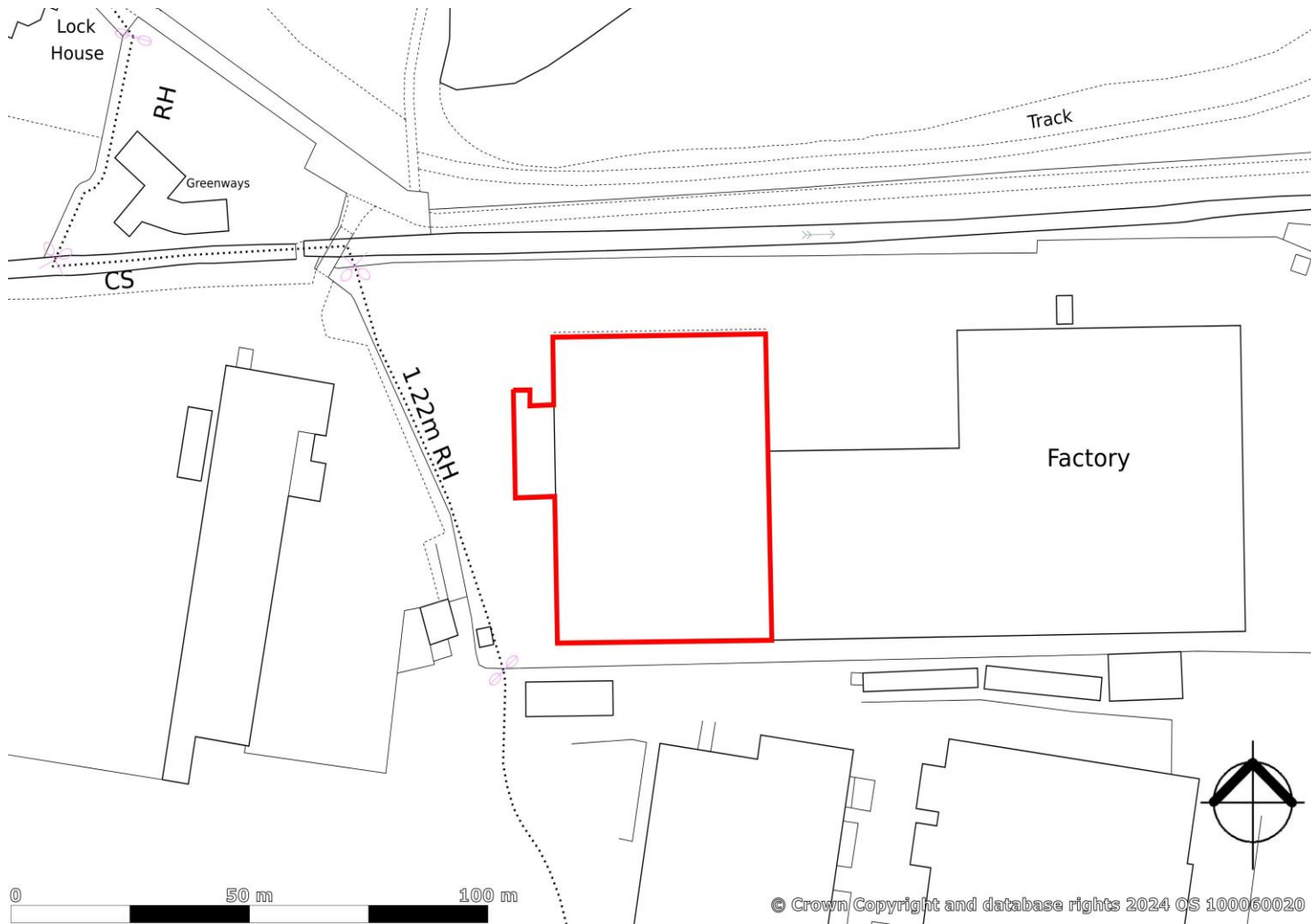
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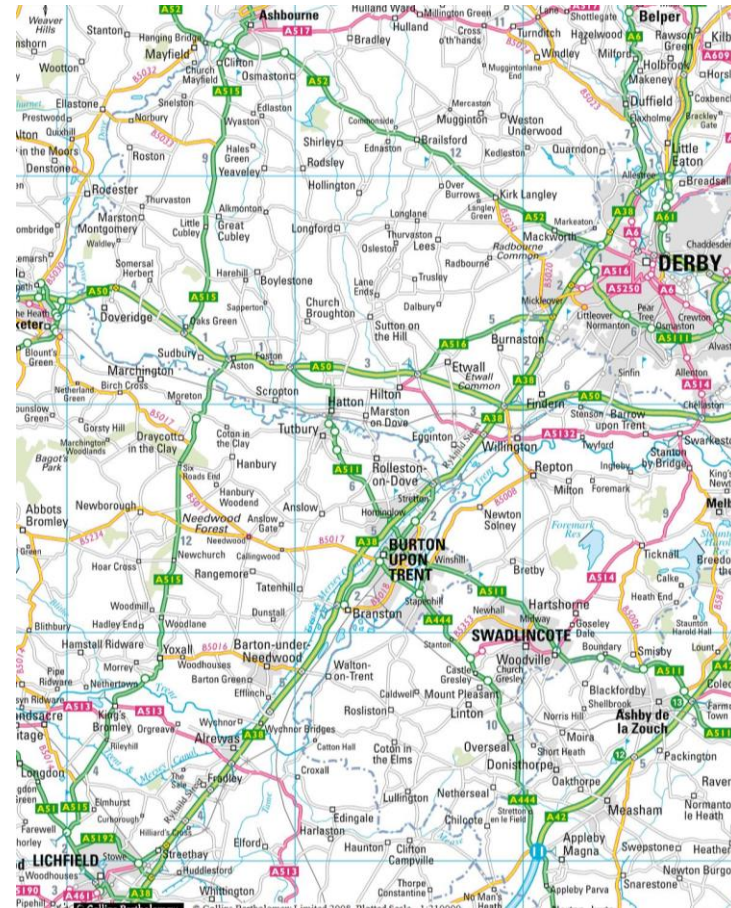
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