



TO LET

UNIT 18, ANDERSTAFF INDUSTRIAL
ESTATE, HAWKINS LANE, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1QH

INDUSTRIAL 1,007 SqFt (93.55 SqM)

KEY FEATURES

- POPULAR INDUSTRIAL ESTATE
- POTENTIAL FOR SMALL BUSINESS RATES RELIEF
- RENTAL - £9,750 PER ANNUM, EXCLUSIVE
- 3-PHASE ELECTRICITY

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LOCATION

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

The town centre of Burton upon Trent is approximately one mile away with the A38 trunkroad less than two miles away.

DESCRIPTION

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

Internally, the unit provides an open plan workshop benefiting from a solid concrete floor and a roller shutter loading door, together with WC facilities and kitchenette.

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

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
Gross Internal Area	1,007	93.55
Total	1,007	93.55

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 should confirm all planning information with the local authority (East Staffordshire Borough Council).

SERVICES

It is understood that all mains services, including 3-phase electricity but excluding gas, are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £8,900.

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 £9,750 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.

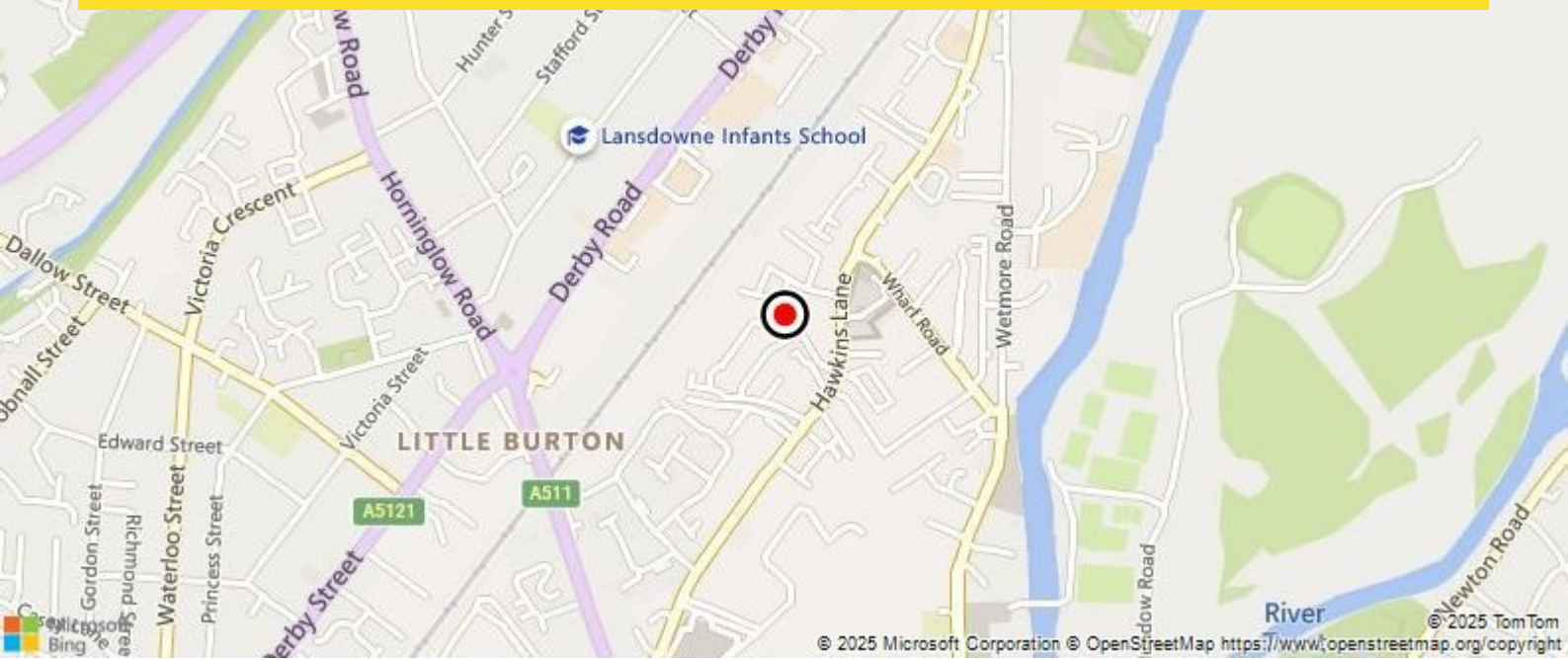
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (42).

LEGAL COSTS

The ingoing tenant is to be responsible for their own legal fees and for making a fixed contribution of £500 plus VAT towards the landlords legal fees.





VIEWING

By appointment with Rushton Hickman Limited.



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