

TO LET

Workshop / Warehouse Unit

CELEBRATING
30 YEARS OF PROPERTY
CONSULTANCY

Unit 2, APS Industrial Estate
Wetmore Road, Burton on Trent
Staffordshire, DE14 1PL



Rent: £9,000 p.a.x.

- Comprising approximately 118.35m² / 1,274 sq ft plus mezzanine office.
- Eaves height approximately 4.57m /15'.
- 4 parking spaces.
- Flexible term lease available.
- 3 phase 100A electric supply.



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Anson Court,
Burton upon Trent, DE14 1NG

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Location

The premises are situated in a small, modern industrial estate off Wetmore Road in an established commercial location on the northern fringe of the town. There is easy access to the centre of Burton on Trent and the A38 (Clay Mills intersection) lies approximately 3 miles to the north.

Description

The unit is of single storey, steel portal frame construction with concrete block and brick infills with an underlined, pitched, roof which is of PVC coated, mild steel, sheet cladding incorporating translucent lights. The internal concrete blockwork is to approximately 2.44m / 8' to all elevations with steel sheet cladding above, apart from the dividing wall to Unit 1, which is full height. The base to the unit is concrete and there is a personnel door and one manual roller shutter service door to the front elevation.

Internally, there is a concrete block partitioned office and toilet together with a mezzanine, providing additional office accommodation.

Externally, the unit has a concrete apron, and the service road is tarmac surfaced. Access from Wetmore Road is by way of a steel gate.

Accommodation

All areas referred to in these particulars are approximate.

Workshop / Warehouse: 10.42m x 10.38m –
108.15m² / 1,164 sq ft

First Floor Office: 4.40m x 2.32m-
10.20m² / 110 sq ft

Total (gross internal): 118.35m² / 1,274 sq ft

Services

We understand that all mains services, including a 3 phase electricity supply (100 amps per phase), are connected to the premises.

Energy Performance Certificate

The property has an energy performance rating of Band D.

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

Rates

Rateable Value: £12,750

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



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Lease Terms

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

Rent

£9,000 per annum exclusive which is to be payable quarterly in advance by standing order.

The rent will be subject to upward only review at three yearly intervals.

Value Added Tax

The rent is not 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 Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Tel: 01283 500030



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