

**GREEN BUILDING WITH LOW CARBON
FOOTPRINT**

- EPC Grade A (1)
- EV vehicle charging facilities
- All lighting has photo electric controls
- Ground source heat pump:
 - Run from solar roof panels
 - Under floor heating
 - Passive cooling
 - Heat recovery ventilation system
 - Power at competitive rates

TO LET

**THE STEADING, BOROUGH HILL FARM,
CATTON ROAD, WALTON-ON-TRENT,
SWADLINCOTE, DERBYSHIRE, DE12 8LL**

OFFICE 1,034 SqFt (96.06 SqM)

KEY FEATURES

- NET INTERNAL AREA 1,034 SQ. FT (96.06 SQ. M)
- RENTAL - £12,925 PER ANNUM
- GROUND FLOOR OFFICE WITH SEPARATE SMALLER OFFICE AND FOUR ALLOCATED CAR PARKING SPACES
- SUPERB RURAL LOCATION WITH CLOSE PROXIMITY TO THE A38

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LOCATION

Borough Hill Farm is located off Catton Road on the edge of Walton on Trent, approximately 1.9 miles from the A38, 6 miles south of Burton upon Trent, and 9 miles north of Lichfield. The office complex is in a superb rural setting surrounded by open countryside.

DESCRIPTION

The subject premises at Borough Hill Farm comprises an attractive high quality office refurbishment of a former farm building, which sits within a secure courtyard with electric gate access.

Internally, the property comprises:

- Ground floor office
- Separate smaller office / meeting room
- Fitted kitchen
- LED Lighting
- Electrical skirting with Cat 5 networking
- Heat recovery ventilation system
- Underfloor heating and cooling through a ground source heat pump

Externally, the suite has 4 allocated car parking spaces, access to EV car charging facilities and external seating areas.

ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Total	1,034	96.06

PLANNING

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

Interested parties should confirm all planning information with the local authority (South Derbyshire District Council).

SERVICES

Mains electricity and water are connected to the premises.

There is a sewage digester and the site operates a tenant surcharge.

Fibre optic broadband is available by negotiation with BT Openreach and the site is connected to BT Infinity and existing tenants have lease line connected.

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £10,250.

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 £12,925 per annum, exclusive of VAT and all other outgoings.

SERVICE CHARGE

The tenant will contribute towards the costs of the common areas of the estate, to include the cost of all heating and cooling and heating recovery costs. Further details are available on request.

VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

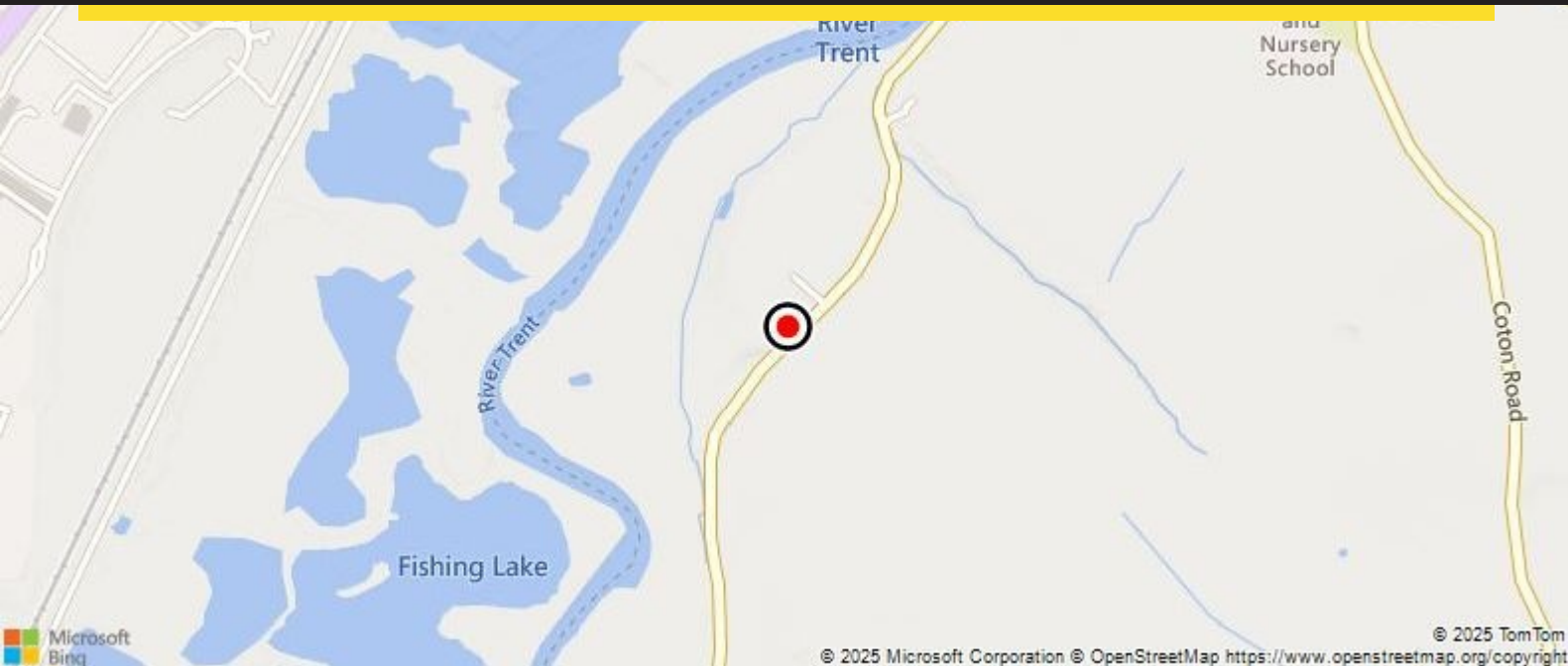
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of A (1).

LEGAL COSTS

The tenant is to be responsible for their own and the landlord's legal costs in connection with this transaction.





VIEWING

By appointment with Rushton Hickman.



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