

TO LET

BY ASSIGNMENT OR NEW LETTING WAREHOUSE ACCOMMODATION

CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

Unit A, Barrow Bridge Industrial Estate
Sinfin Lane, Barrow upon Trent
Derby DE73 7HH



Current Rent: £40,000 p.a.x plus VAT

- Warehouse comprising approximately 722.54m² / 7,775 sq ft gross internal.
- Established trading location within close proximity of the A50 and it's link to the national road network, East Midlands and Birmingham International airports.
- Eaves height approximately 6m; three phase electricity supply (100 amps per phase).
- Available on the basis of an assignment or sub-let of the existing lease or alternatively the landlords will consider a new lease on terms to be agreed and subject to covenant.



184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

salloway.com



Location

The building forms part of a small industrial estate occupying a strategic location within close proximity of the A50, lying approximately 7 miles to the south of Derby City Centre. There is excellent access to the national road network provided by the A50, all major regional centres and East Midlands and Birmingham International airports.

Description

A single storey semi-detached unit which is of steel, portal frame construction with predominantly, profile steel clad elevations under a pitched, fibre cement clad roof incorporating translucent lights on a concrete base. There is an electrically operated roller shutter service door on the front elevation (approximately 6.14m wide with a height of 5.60m) with adjacent, steel personnel / fire exit door (there is also one on the rear elevation) and the height to eaves is approximately 6m. Internally and adjoining the front elevation is a concrete block constructed disabled toilet together with an office which has an independent, steel access door. The latter has LED strip lighting, a carpet tile clad floor, UPVC double glazed window unit, electric panel heater (there is also one in the toilet) and power points.

To the warehouse is sodium lighting, power points and hand tool sockets.

Externally there is a concrete surfaced yard providing servicing and parking facilities.

Accommodation

All areas referred to in these particulars are approximate.

Warehouse: 722.54m² / 7,775 sq ft gross internal

Services

Mains electricity (three phase, 100 amps per phase), water and drainage are connected to the premises.

There are fire and security systems.

Energy Performance Certificate

The property has an energy performance rating of Band C.

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

Rates

Rateable Value: £9,000

(South Derbyshire District Council).

Planning

The property currently has planning permission for warehouse use (Class B8) but is also suitable for industrial uses subject to planning permission where applicable.



184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

salloway.com



Lease Terms

The premises are held on a full repairing and insuring lease for a term of three years from the 10th November 2023 at the **current rent is £40,000 per annum exclusive**.

This is available for assignment / sub-letting or alternatively the landlords will consider a new lease subject to terms being agreed and covenant.

Copies of the original lease dated the 10th November 2020 and the renewal document dated 5th December 2023 are available upon request.

Value Added Tax

The rent is 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.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction. In the event of an assignment or sub-letting the existing tenant will be responsible for the landlords legal costs in respect of the preparation of the Licence.

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

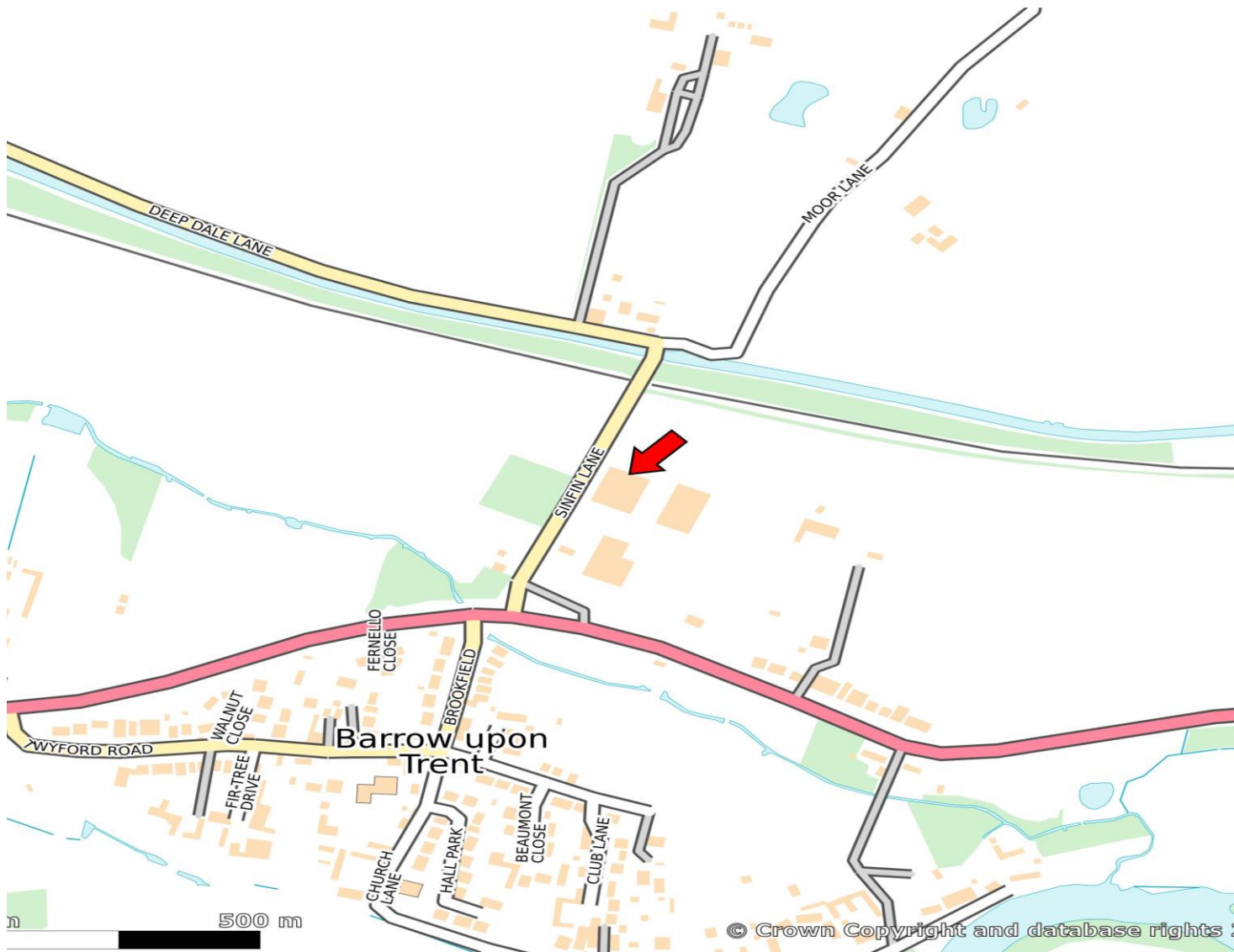
5646/12-71
520122



184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

salloway.com





184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

salloway.com

This brochure is intended to be a guide only so please read these important notes:

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No.

