



FOR SALE/TO LET

**UNIT 20, NORTHSIDE BUSINESS PARK,
HAWKINS LANE, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1DB**

INDUSTRIAL 5,850 SqFt (543.46 SqM)

KEY FEATURES

- GROSS INTERNAL AREA - 5,850 SQ. FT (543.46 SQ. M)
- MODERN UNIT IN PROMINENT LOCATION
- PRICE - £595,000 PLUS VAT
- RENTAL - £42,000 PLUS VAT PER ANNUM, EXCLUSIVE OF RATES

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LOCATION

The unit is situated on the established and prominent Northside Business Park on Hawkins Lane, which forms one of the most popular industrial locations within Burton upon Trent. Northside Business Park is a modern development situated only two miles from Burton upon Trent town centre and the A38 trunk road.

DESCRIPTION

The property comprises a modern semi-detached industrial unit, incorporating a main workshop, additional ground floor storage, reception area, ground floor office, WC and canteen plus further offices at first floor level, along with mezzanine storage.

With brick and block lower elevations, steel-clad upper elevations beneath a pitched steel-clad roof with translucent rooflights and a solid concrete floor.

The unit is equipped with 3-phase electricity, a mix of LED and fluorescent lighting, partial air conditioning to the offices plus gas central heating and warm air heaters to the workshops. The unit also benefits from two electric roller shutter loading doors.

Externally, the unit has the benefit of ten allocated parking spaces.

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
Ground Floor	3,933	365.38
First Floor	1,917	178.09
Total	5,850	543.46

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 are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £32,500.

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 purchase freehold with vacant possession, or to lease by way of a new full repairing and insuring lease.

PRICE

The property is available to purchase at a guide price of £595,000 or to rent at a figure of £42,500 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.

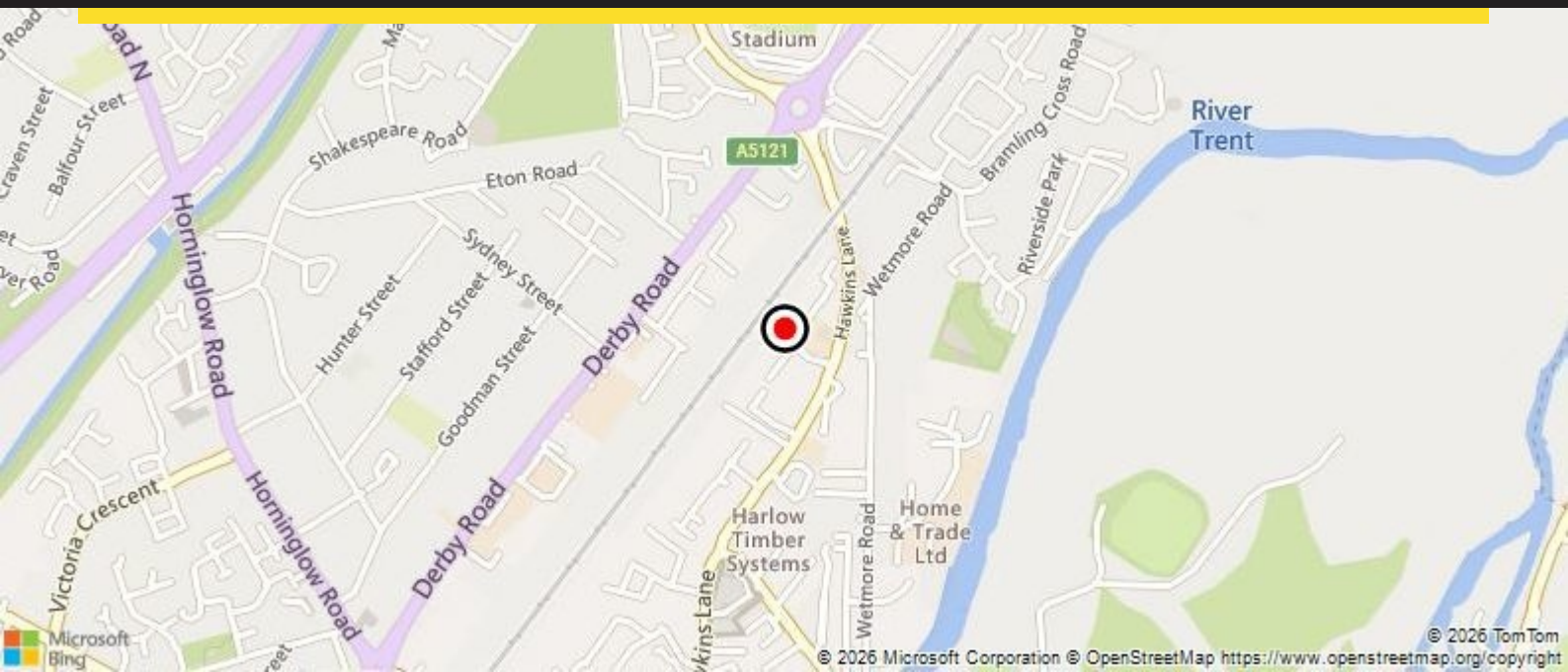
ENERGY PERFORMANCE CERTIFICATE

TBC.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

By prior appointment with sole agent Rushton Hickman.



CONTACT

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