



TO LET

FIRST FLOOR, SUITE 11B FARADAY COURT,
CENTRUM 100, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 2WX

OFFICE 384 SqFt (35.67 SqM)

KEY FEATURES

- MODERN FIRST FLOOR OFFICE SUITE
- PRESTIGIOUS BUSINESS PARK LOCATION
- AFFORDABLE RENTAL OF £6,000 PER ANNUM, EXCLUSIVE
- TWO DEDICATED CAR PARKING SPACES

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LOCATION

Faraday Court is a prestigious office development within Burton upon Trent, and forms part of the larger Centrum 100 development and is situated approximately two miles from Burton upon Trent town centre.

The development is located directly adjacent to the A38 at the Branston Interchange, which provides access via the A50 the M1 to the north, and the A5, A42 and M6 Toll to the south.

DESCRIPTION

The accommodation available is a first floor office suite within a small multi-occupied building.

The accommodation consists of an open plan office providing carpet floor covering, UPVC double-glazing, electric storage heating and suspended ceiling incorporating LED lighting.

The suite benefits from shared kitchen and WC facilities on the ground floor, along with two dedicated car parking spaces.

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	384	35.67

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 (East Staffordshire Borough Council).

SERVICES

It is understood that all mains services, excluding gas, are connected to the property.

BUSINESS RATES

We are unable to trace a rating assessment on the Valuation Office website for the subject property.

All enquiries in relation to business rates should be directed to the Local Authority.

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 suite is available to rent at a figure of £500 per calendar month (£6,000 per annum), exclusive of VAT and all other outgoings.

SERVICE CHARGE

The tenant shall pay a fixed service charge / utilities payment of £1,863 plus VAT per annum (paid quarterly) which will cover the management, maintenance and repair of the exterior of the building, the external car park and landscaped areas of the development and the shared common areas of the building including the cleaning and maintenance of the toilet and kitchenette. The charge shall also include all utility charges.

This charge shall be increased annually in line with the Retail Price (All Items) Index.

VAT

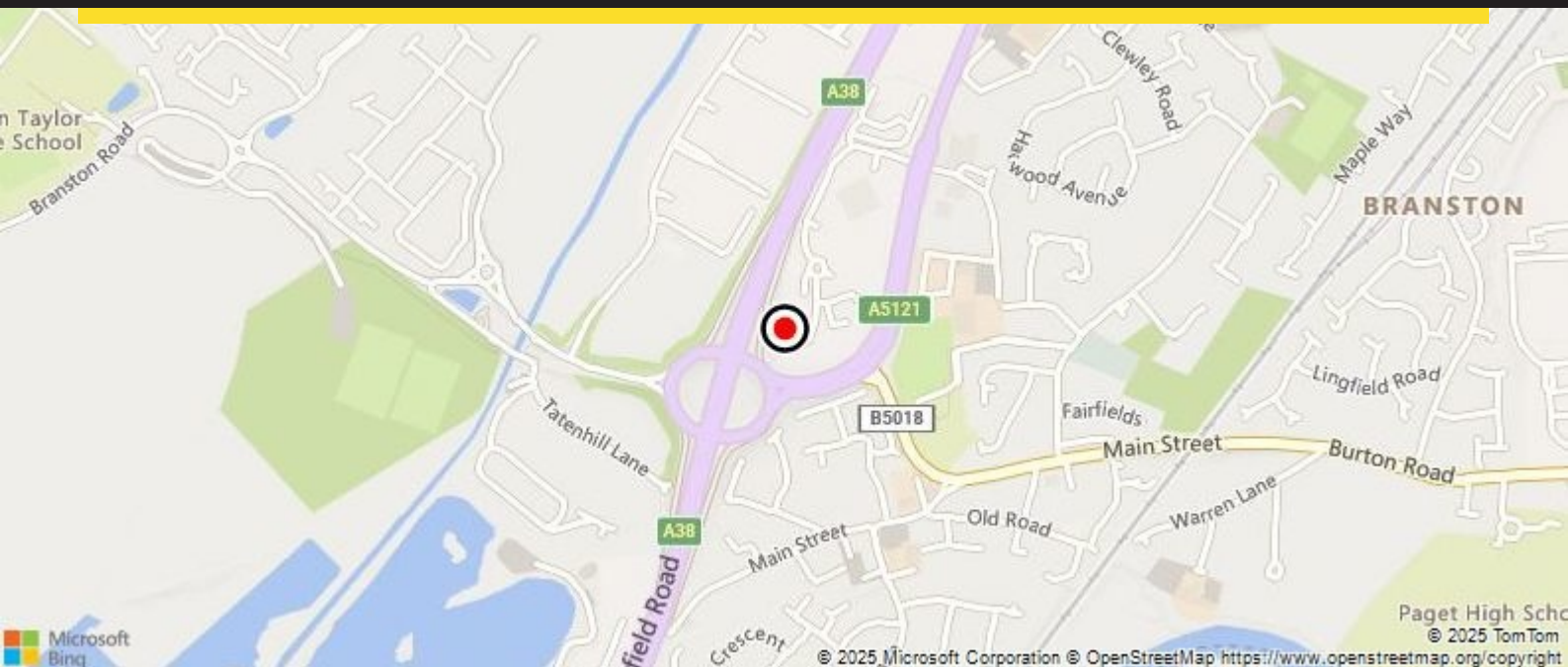
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (37).

LEGAL COSTS

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



VIEWING

By appointment with Rushton Hickman.



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