

TO LET

MODERN OFFICE SUITE
FLEXIBLE TERMS AVAILABLE



CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Cross Street Business Centre
Burton on Trent
Staffordshire, DE14 1EF



Simon Walker

Tel: 01283 500030

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Rent: From £475.00 per month. (No VAT)

- Modern first floor office suite available on flexible rental terms.
- Located in close proximity to Burton on Trent town centre.
- 24-hour access, CCTV, kitchen and washroom facilities, and on-site car parking.
- Secure access with remote door entry to each suite.
- LED lighting, central heating, data points and UPVC double glazed windows.
- Available for immediate occupation on a standard Rental Agreement basis.

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Anson Court,
Burton upon Trent, DE14 1NG

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Location

Nestled within the heart of Burton-on-Trent, Cross Street is situated within easy walking distance of the town centre, bus stops and railway station and is well suited for commuters from local towns including Tamworth and Lichfield as well as the cities of Derby, Nottingham and Birmingham.

The location provides a long-established use of a variety of retail and offices services, with a mix of residential properties in the area.

Access to the main A38 trunk road is a short drive from the property which provides convenient onward connection to the A50, M1 and M6 motorways.

Description

Housed within the former Brewery Stores, the business centre provides serviced offices which have undergone extensive renovation to provide a comfortable, modern office environment.

Technology infrastructure includes wireless broadband and VOIP telephony. Cleaning services are included to all communal areas. The premises can be accessed 24/7 and are protected by 24-hour CCTV and a comprehensive entry phone system.

There are separate male and female WC's.

Internally, each suite has painted walls with suspended ceilings and LED lighting. Windows are double glazed UPVC.

A gas central heating system with radiators throughout is installed.

Benefits of Cross St Business Centre:

- Car parking spaces
- CCTV monitoring
- Central heating
- Close to Burton railway station
- Entry phone system
- Kitchen facilities
- Cleaning of shared areas
- Period building
- Close to Burton town centre
- VOIP telephony
- WC (separate male & female)
- Wireless networking

Accommodation

All areas referred to in these particulars are approximate.

Suite 2: 35.58m² / 383 sq ft

Services

Mains electricity, water, gas and drainage are connected to the property.



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Rates

100% small business rate relief available.

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

Energy Performance Certificate

The property has an energy performance rating of *Applied For*.

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

Lease Terms

The premises are available on a standard Landlord rental agreement on an internal repairing basis for a flexible term.

Rent

£475.00 per calendar month exclusive.

The rent is Inclusive of amenities, business rates, building maintenance, car parking, communal area cleaning, WiFi internet, and secure access.

The rent is payable monthly in advance by standing order/direct debit.

Value Added Tax

The rent will **not** be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to pay a deposit equivalent to 1 month rent which will be held by the Landlord for the duration of the term.

References

The Landlord will require references from interested parties to include their bank and accountant.

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 Lessee.

Viewings

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

Salloway:

Contact: Simon Walker
Tel: 01283 500030
Email: simon@salloway.com



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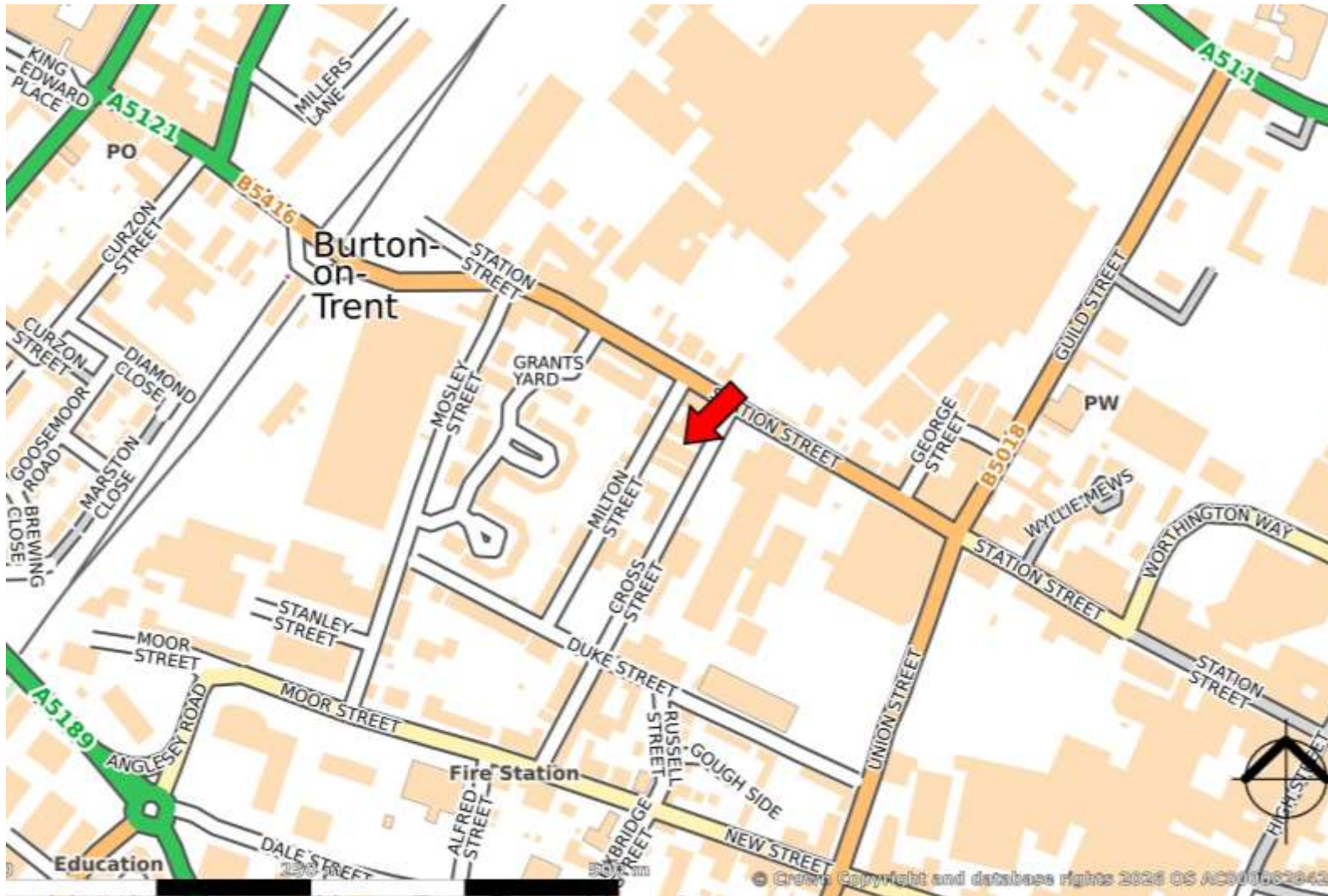
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This brochure is intended to be a guide only so please read these important notes:

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