

OFFICE, TO LET

OFFICES, LICHFIELD ROAD

Branston, Burton-On-Trent, DE14 3HD



KEY FEATURES

- Rent: £81,000 per annum
- 10,137 Sq Ft (941.73 Sq M)
- Highly prominent building
- Extended frontage onto A38
- Access controlled site
- Superbly positioned
- 3 miles from Burton-On-Trent town centre
- Just 10 miles from M6 Toll, 11 miles from A50

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TO LET - OFFICE

LOCATION

Burton-on-Trent is a town in East Staffordshire, c9 miles north of Lichfield and 11 miles southwest of Derby.

The warehouse to let is just 3 miles from Burton-On-Trent town centre on Branston Industrial Estate; an established commercial park which fronts the A38 Dual carriageway (north).

Being on the periphery of the "Golden Logistics Triangle", the location is extremely popular with manufacturing and distribution uses, approximately 90% of the population are within 4 hours drive of the site. Nearby occupiers include Marley, Hellmann Logistics, Keylite, Supply Technologies and London City Bond.

With direct access to the A38, the site is very well connected providing fast access to the A50 and the broader motorway network to include the M1, M6, M6 (Toll) and M42.

DESCRIPTION

Highly prominent offices. Extended frontage onto A38. On fenced and gated, access controlled estate. May split.

The offices are over the ground and first floors. They were originally constructed to a predominantly open plan layout and have subsequently been fitted with a meet and greet reception, open plan working areas, boardroom, managers offices and meeting rooms.

There may be potential to let the ground floor extension and gatehouse separately.

Externally there is ample demised parking. Up to 60,000 sq ft of industrial accommodation is available to let on site also.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Ground Floor	4,097	380.61
First Floor	4,097	380.61
Ground floor extension	1,781	165.45
Gatehouse	162	15.05
TOTAL	10,137	941.73

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services are connected to the property excluding gas. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Rateable Value: £50,500

SERVICE CHARGE

The landlord recharges building insurance at £0.30p per sq ft. In addition Service charge is payable for the running, maintenance and up keep of the shared external areas.

The current service charge budget is £1,250 per annum.

TENURE

The office is available to let by way of a new lease.

RENT

The premises is available to rent for £81,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

C (68)

VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our Joint Agents Salloway. The agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

17-Nov-2025

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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IMPORTANT NOTICE

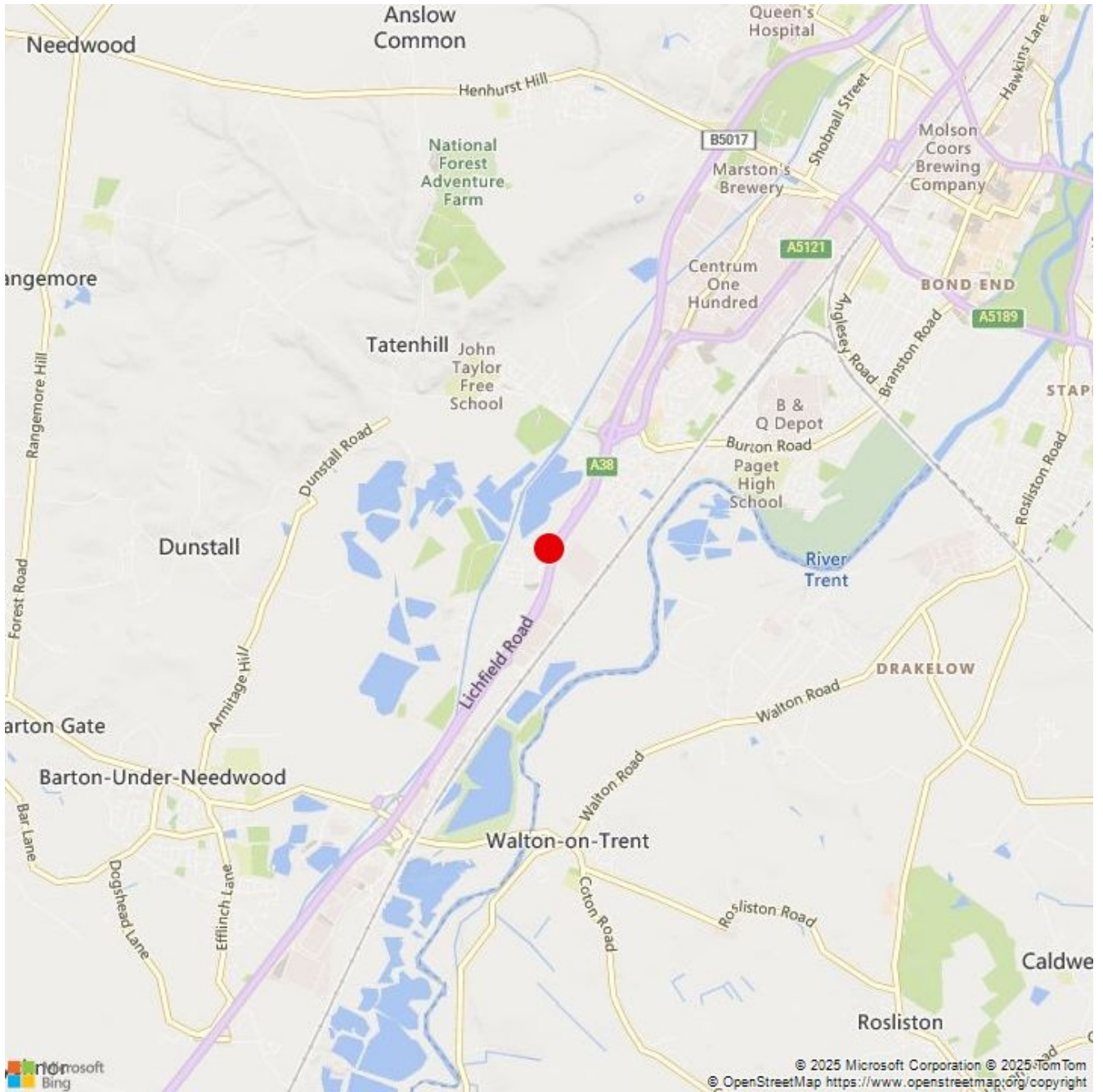
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2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.



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