

FOR SALE

HYBRID OFFICE & STORAGE FACILITIES

CELEBRATING
30 YEARS OF PROPERTY
CONSULTANCY

Units 1 - 3, Eastgate Business Centre
Eastern Avenue, Burton on Trent
Staffordshire DE13 0AT



Price: £650,000 plus VAT

- Hybrid office & storage facilities comprising approximately 450.79m² / 4,850 sq ft.
- Eight allocated parking spaces together with three EV charging points together with a pay facility car park close by.
- Strategic location within close proximity of the A38, Clay Mills intersection.
- Single and three phase (100 amps per phase) electricity supply, air conditioning and electric panel heaters.



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Location

The Eastgate Business Centre was developed by Derby based Wheeldon's in the early 2000's and comprises a mixture of office, industrial, storage and food operators including McDonalds, Costa Coffee and Subway to the front of the Park.

It is located approximately 3 miles to the north of the town centre and within close proximity of the A38, Clay Mills intersection which in turn provides access to the major regional centres and the A50 / national road network.

Description

The premises were constructed as a terrace of three, self-contained units which have been utilised as one by Argon and previous tenants. They are of two storey cavity brick and concrete block construction with a pitched, tile clad roof with powder coated, aluminium framed, double glazed window and door units with security, intercom systems, steel security shutters and at first floor level to Units 1 & 2, glazed, partitioned offices and meeting rooms with kitchen and toilet facilities, the latter of which are also on the ground floor. There are laminate floor coverings to part, sealed concrete bases, LED lighting, perimeter data and service trunking, air conditioning and electric panel heating. There is also a CCTV security system.

Accommodation

All areas referred to in these particulars are approximate.

Unit 1 :

Ground Floor : 76.27m

First Floor: 73.60m

Total : 149.87m / 1,612 sq ft

Unit 2:

Ground Floor: 76.91m

First Floor: 73.98m

Total : 150.89m / 1,623 sq ft

Unit 3:

Ground Floor: 75.99m

First Floor: 74.04m

Total : 150.03m / 1,614 sq ft

**Overall Total: 450.79m² / 4,850 sq ft
(net internal)**

There are eight allocated parking spaces with security bollards on the tarmac surfaced forecourt and three EV charging points. In addition, there is a pay facility car park within close proximity.

Services

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

Rates

Rateable Value £19,250.

(East Staffordshire Borough Council).



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Energy Performance Certificates

The premises have the following energy performance ratings:

Unit 1 : Band B
Unit 2 : Band B
Unit 3 : Band B

Copies of the energy performance certificates are available upon request.

Price

£650,000.

Service Charge

A service charge is payable by the Vendor in respect of the maintenance, repair, insurance and so forth of the communal areas relating to the Business Park. The charge for the current year is approximately £1,900.

Value Added Tax

The sale price will be subject to value added tax.

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 Purchaser/Lessee.

Viewings

Strictly by appointment with the sole Agents:-

Salloway:

Tel: 01283 500030



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