

TO LET

ON THE INSTRUCTIONS OF WHEELTON FARMING LTD

HIGH QUALITY ENVIRONMENTALLY FRIENDLY OFFICE ACCOMMODATION



CELEBRATING
25 YEARS
OF PROPERTY
CONSULTANCY

Borough Hill Farm, Catton Road
Walton on Trent, Swadlincote
Derbyshire, DE12 8LL



Rentals from: £8,950 p.a.x.

- Suites available from 66.6m² / 716 sq. ft. upwards.
- Suites available individually and combined.
- Total available accommodation 325m² / 3,499 sq. ft.
- Ground source heat pump for heating and cooling.
- Heat recovery ventilation.
- LED lighting and fibre optic broadband.



SALLOWAY



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Location

Borough Hill Farm is located on the Southern edge of Walton on Trent, approximately 2.4 miles from the A38 (Barton Turns) and 6.4 miles south of Burton on Trent town centre. Lichfield is 9.5 miles southwest via the A38.

The farm and office development area is set on a historic site overlooking the River Trent and the new office buildings are situated at the entrance to the site off Catton Road with electric gates.

Description

The accommodation at Borough Hill Farm is a high quality office refurbishment of former farm buildings within a secure courtyard site having direct access off the highway.

The office development comprises 7 newly created office buildings, some single storey and some 2 storey which have been built in 2 phases.

The development is gated and has CCTV installed within the external parking area and hard landscaping areas.

Detailed floor plans of each unit are available upon request.

Accommodation

The gross internal floor areas of the available accommodation is as follows:

- Forge Barn - 66.6m² / 716 sq.ft.
- The Steading - 96.1m² / 1,034 sq.ft.
- Well Barn - 73.5m² / 791 sq.ft. - LET
- East Cartshed - 89m² / 958 sq.ft.

All the accommodation has excellent green credentials including:

- EPC Grades A(8-9);
- Under floor heating by means of ground source heat pump;
- Photo electric controls to all lighting;
- Power at competitive rates;
- Heat pump cooling; and
- Heat recovery ventilation system.

Each suite has WC accommodation (including disabled) and fibre optic broadband is available on site.

Each suite will have dedicated car parking spaces to be agreed.



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Specification

The specification of the office accommodation is generally as follows:

- LED lighting;
- Carpet tiles;
- Skirting trunking with Cat 5 networking;
- Heat recovery ventilation system (to ensure air movement and increase comfort);
- Solid ground floors with under floor heating;
- Heat pump cooling; and
- Fitted kitchen.

Planning

The suites have planning consent for B1 (office) use. Further enquiries can be made at the planning department of South Derbyshire District Council (01283 221000).

Services

The units in the development are under floor heated by ground source heat pump. This also serves all hot water and cooling in the summer.

Electricity will be charged to tenants at an agreed rate.

Mains water is connected to the unit and foul drainage is to WPL Digester Tank with surface water to soakaway.

Fibre optic broadband is available by negotiation with BT Openreach. The site is connected to BT Infinity and one of the existing tenants has a lease line connected.

Energy Performance Certificate

The premises all have energy performance ratings of Band A.

A copy of the energy performance certificates are available upon request.

Rates

The premises have the following Rateable Values: -

• Forge Barn	£7,800
• The Steading	£11,500
• Well Barn	£8,900
• East Cartshed	£12,250

(South Derbyshire District Council)

Lease Terms

The premises are available by way of a new lease on standard commercial terms. The tenants will be responsible for the maintenance of the interior of the office suite and will pay a service charge for exterior maintenance of the building and common areas. Tenants renewal rights will be excluded.

Incentives available.



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Rent

Rentals start from £8,950 per annum (exclusive of business rates).

Service Charge

There is a service charge in operation which for this current year is set at £2.60 per sq ft per annum.

The service charge covers all heating, cooling and heat recovery costs including maintenance of these systems plus foul sewage, water, operation of electric gates and outside maintenance. This ensures that the high quality environment that has been created by the development is fully maintained.

Value Added Tax

The rent, service charge and recharges are to be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement of £3,000 plus VAT with the exception of The Steading, which requires a deposit of £3,500 plus VAT. The deposits will be held by the Landlord for the duration of the term.

References

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's 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.

Viewing / Further Information

For further information or to arrange a viewing please contact the sole agents: -

Salloway:

Contact: Phil Randle
Tel: 01283 500030
Email: phil@salloway.com

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Phillip Randle Partner

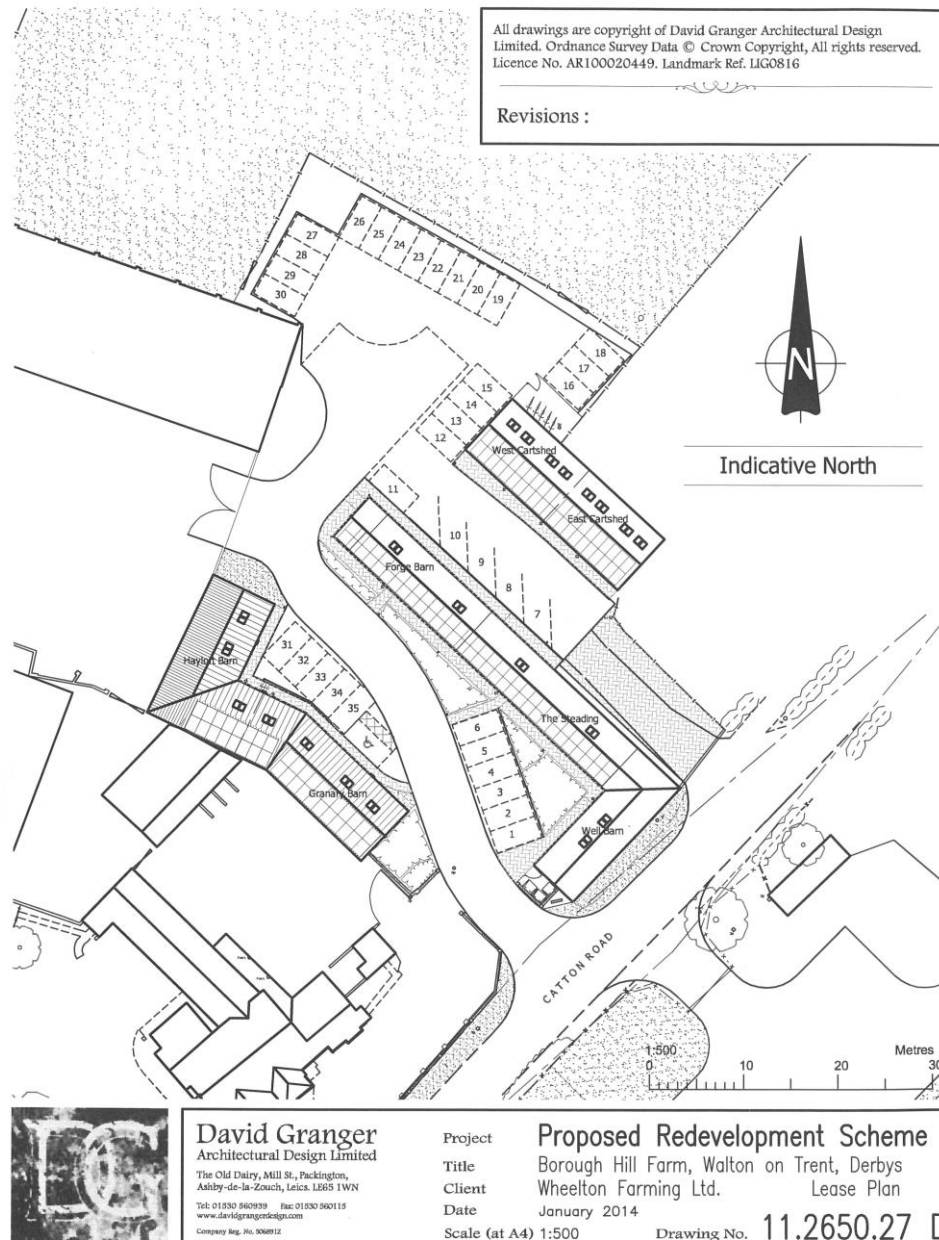
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