

UNIT 4, STRETTON BUSINESS PARK,
BURTON-UPON-TRENT, DE13 0BY

TO LET

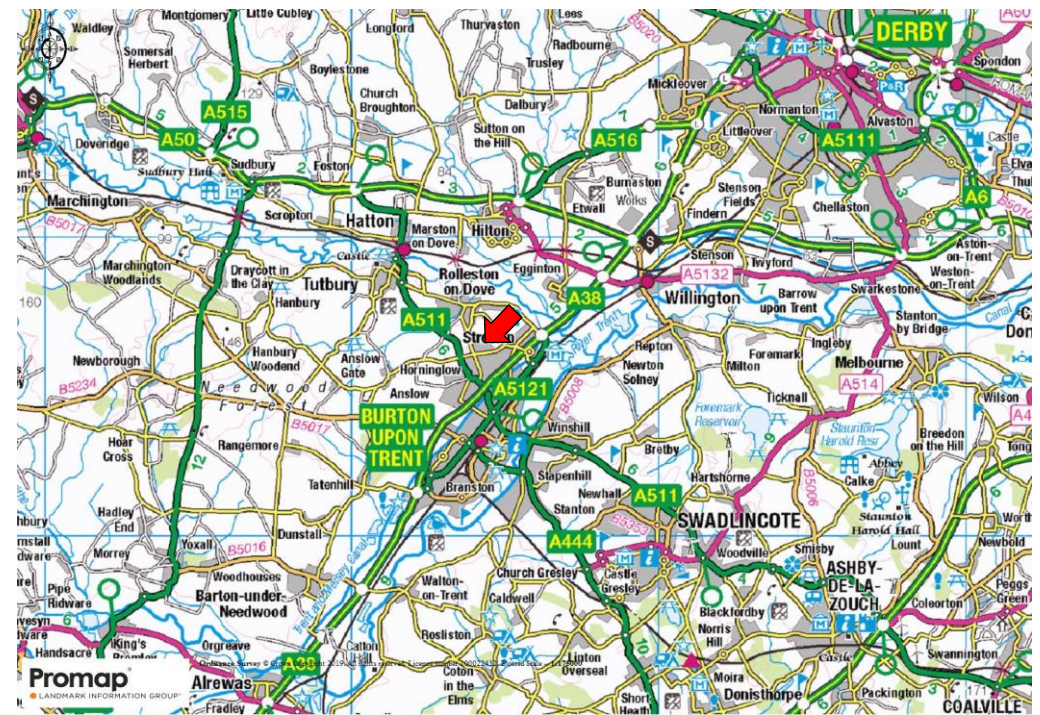
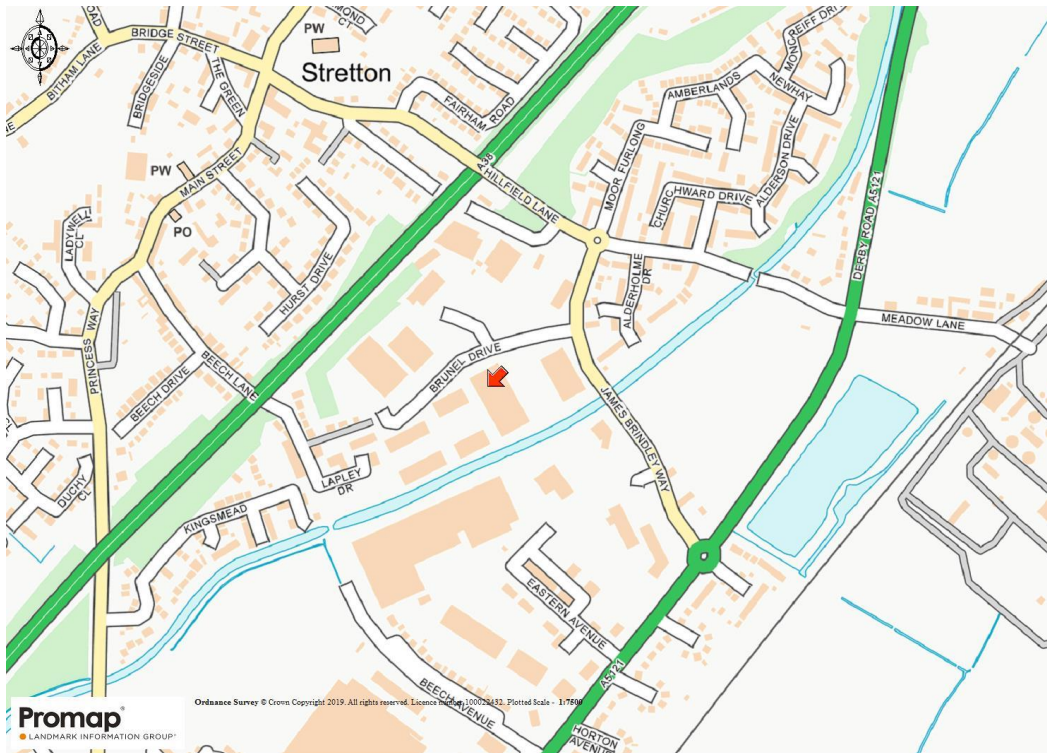


10,452 sq ft. (971 sq m).

Property Summary.

The building benefits from the following specification;

- Modern steel portal frame industrial warehouse
- 6m eaves height
- One level access loading door
- Secured and gated shared yard
- Dedicated car parking



Location / Situation.

The property is situated on Stretton Business Park, which is located approximately two miles to the north of Burton-upon-Trent town centre and half a mile from the A38 Claymills junction.

The A38 is a main dual carriageway linking Birmingham and Derby.

Burton-upon-Trent is strategically located at the heart of the Midlands, situated approximately 28 miles north of Birmingham, 27 miles southwest of Nottingham, 28 miles northwest of Leicester, and 9 miles south of Derby.



SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC

The Energy Performance Certificate for the property is B39.

RATEABLE VALUE

The 2017 Rateable Value is £42,750. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Unit 4	10,452	971.02
Total	10,452	971.02

TERMS

The premises are available on leasehold terms to be agreed.



Contact.



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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