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**PROPERTY CONSULTANTS**

# **TO LET**

## **INDUSTRIAL/WAREHOUSE UNIT**

**UNIT 22**  
**NORTHSIDE BUSINESS PARK**  
**HAWKINS LANE**  
**BURTON UPON TRENT**  
**STAFFORDSHIRE**  
**DE14 1DB**



- **GROSS INTERNAL FLOOR AREA APPROXIMATELY 2,857 SQ FT (265.4 SQ M)**
- **DETACHED, PROMINENT AND SELF CONTAINED**
- **ESTABLISHED POPULAR BUSINESS PARK LOCATION**
- **AVAILABLE ON NEW LEASE**
- **RENTAL £21,450 PLUS VAT, PER ANNUM, EXCLUSIVE OF BUSINESS RATES**
- **EPC GRADE C(62)**

## UNIT 22, NORTHSIDE BUSINESS PARK, HAWKINS LANE, BURTON UPON TRENT, STAFFORDSHIRE

### SITUATION AND DESCRIPTION

Unit 22 Northside Business Park is a modern industrial/warehouse unit and is detached, prominent and self contained with visibility from the bridge at the end of Hawkins Lane.

Northside Business Park is a modern development comprising predominantly industrial/warehouse premises of varying sizes. Occupiers on the estate include Crown Paints and Central Tyres.

### ACCOMMODATION

The unit has a gross internal floor area of **2,857 sq ft (265.4 sq m)** with roller shutter door, solid concrete floor, an eaves height of 6m, internal offices and W.C. facilities.

The unit is detached and self contained and has the benefit of dedicated car parking.

### PLANNING

Our client informs us that the unit has planning consent for Class E (Business), Class B2 (General Industrial) and Class B8 (Storage and Distribution) although prospective tenants are advised to make their own planning enquiries in relation to their potential use of the premises.

### SERVICES

Mains electricity, water and drainage are available to the premises.

### TENURE

The premises are available on a new fully repairing and insuring lease for multiples of 3 years incorporating 3 yearly rent reviews.

### RENTAL

Rental offers invited in the region of £21,450 plus VAT, per annum exclusive of business rates.

### ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at [www.ndepcregister.com](http://www.ndepcregister.com) using the postcode of the property.

### LEGAL COSTS

The ingoing Tenants are to be responsible for their own and the Landlord's proper legal costs.

### VIEWING

By appointment with Rushton Hickman Limited

### REFERENCE

C1879 - 27012021

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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