



**The Maltsters, Wetmore Road, Burton-On-Trent, Staffordshire DE14 1LS**

## **OFFICES**

- ▶ **High quality refurbished offices of 3,979 sq ft with air conditioning and parking**
- ▶ **Potential for alternative uses including showroom or training, STP**
- ▶ **Good access to A38 and A50 network**
- ▶ **Rent Free incentives available**

For enquiries and viewings please contact:



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### Location

The property is situated on Wetmore Road approximately 2 miles from the A38 and 1 miles from Burton on Trent town centre.

Burton is the administrative centre for East Staffordshire and situated approximately 11 miles west of Derby and 29 miles north east of Birmingham. Both are directly accessed by the A38, which also provides quick access to the A50 network.

### Description

The Grade II Listed three storey former Maltings building has been refurbished both internally and externally to provide high quality office accommodation. Some of the character features have been retained including exposed roof trusses, exposed brickwork and decorative pillars.

The accommodation provides an open plan office with 2 partitioned offices, a newly fitted kitchen and dedicated WC facilities.

In addition the suite benefits from Category 5 cabling capable of satisfying maximum occupancy, suspended ceilings with Category 2 lighting and air conditioning.

Other tenants include East Staffordshire Borough

### Accommodation

	Sq M	Sq Ft
First Floor	358.3	3,857
Kitchen	11.3	122
<b>Total</b>	<b>369.6</b>	<b>3,979</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

The premises have Class B1 Office consent under the Use Classes Order 1987. Parties are advised to clarify their uses direct with the planning department at East Staffordshire District Council.

Potential for alternative uses such as showroom or training/education, subject to planning.

### Tenure

The premises are available by way of assignment or sub-lease to expire 3/8/2021.

### Business Rates

Listed as Offices and Premises with a current rateable value of £29,500. Source: VOA Website.

### Rent

Rental £43,722 per annum exclusive of business rates and VAT. Rental is payable quarterly in advance.

RENT FREE INCENTIVES AVAILABLE SUBJECT TO TERMS.

### Service Charge

The tenant is responsible for a service charge to cover amongst other items the contribution towards external repairs, upkeep of common areas internally/externally, buildings insurance and water rates.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party to pay their own costs incurred.

### EPC

The premises have an EPC Rating of C (71)

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