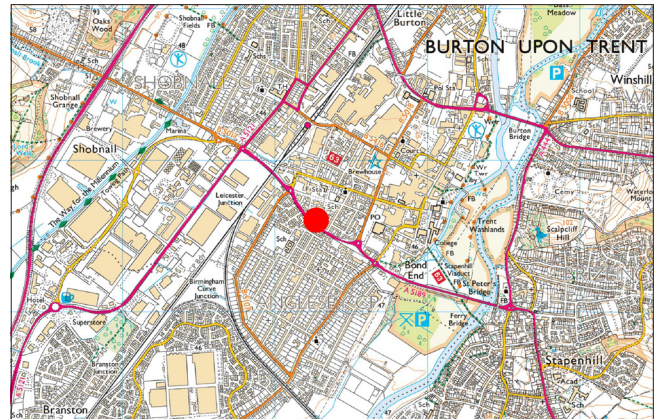




PAGET STREET, BURTON-ON-TRENT, DE14 3TQ
TO LET – STORAGE LAND AND ASSOCIATED BUILDINGS
1.4 ACRES PLUS 6,894 SQ FT (640.51 SQ M) GIA



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Location

Burton-on-Trent is located in the county of Staffordshire approximately 12 miles south-west of Derby and 30 miles north-east of Birmingham. Burton-on-Trent benefits from good road connections, being located on the A38, providing access to the M6 Toll, M6 and M1 networks.

The property is situated on Paget Street, within an established commercial area approximately 1 mile south of Burton-on-Trent town centre. The A38 is located approximately 2 miles to the north, with the A42 located 10 miles to the south. Burton-on-Trent railway station is located approximately 1 mile to the north.

Description

The site consists of a former scrap metal yard extending to c.14 acres, with ancillary workshop, warehouse and offices located on site. The site benefits from access points from Paget Street and Canal Street.

The site is a mixture of concrete and hardstanding surfacing, with brick built perimeter walls.

Accommodation

Description	Area (sq ft)	Area (sq m)
Warehouse and Offices	3,930	365.15
Workshop	2,964	275.36
Total GIA	6,894	640.51

The measurements listed above have been provided and is subject to confirmation by Gerald Eve LLP.

Tenure

The property is available on a partial freehold, partial long-leasehold basis. A full plan is available showing the extent of each demise on application.

Business Rates

Rateable Value: £39,000 (2017)

Description: Land use for Storage and Premises

Price

On application.

EPC

TBC

VAT

The vendor has not opted for VAT and VAT will therefore not be charged.

Viewing

By appointment only through sole agents, Gerald Eve LLP.

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