

3 The Maltings, Wetmore Road, Burton-on-trent, DE14 1SE

**TO LET**

Offices - former Vodafone call centre c4,532.4 sq m (48,768 sq ft).

Available as a whole or in suites from 456.7 sq m (4,915 sq ft).

OVERVIEW

Ability to create open plan workspaces of c975.5 sq m (10,500 sq ft)

Quality fit out

Central core providing two lifts and ample WC facilities on each floor

c190 shared on-site car parking spaces

c1 mile (1.6km) from Burton Train Station

c0.9 miles (1.5km) from Burton town centre

LOCATION

Burton upon Trent is a large industrial town, situated within the Borough of East Staffordshire adjacent to the A38 dual carriageway. The town lies approximately 15 miles (24.1km) south west of Derby and 27 miles (43km) north west of Leicester, and is synonymous with the brewing industry, having long standing connections with companies such as Bass, Allied Breweries and Marstons.

The property is situated off Wetmore Road which links the main A5121 with the A511 for swift access into neighbouring Derby and Leicester.

The property is situated approximately 1 mile (1.6km) south of Burton town centre and so a number of town centre amenities including the Train Station are within walking distance.

DESCRIPTION

The property comprises an impressive and imposing Maltings building believed to have been constructed in the mid-1800's from (presumed) solid brick elevations incorporating timber frame single glazed windows beneath a pitched clay tile clad roof.

Internally the property has been arranged over four floors which have been sympathetically converted to create office accommodation. The accommodation provides a mix of cellular and large open plan workspaces which generally benefit from a good distribution of power, data, perimeter trunking, floor boxes, electric panel heaters and a range of commercial lighting.

The accommodation is arranged around a central services core which provides two lifts and ample WC facilities to each floor.

We understand the property was once occupied by Vodafone as a main call centre so is imminently suitable for continuing this use however the building can be sub-divided into smaller, open plan or cellular office suites.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice to extend 4,532.4 sq m (48,768 sq ft).

Smaller suites from 456.7 sq m (4,915 sq ft) are available. Please see the attached Availability Schedule and note that suites may be taken singularly or in any combination.

PLANNING

The property benefits from a B1 (Business) planning use but will be imminently suitable for a variety of professional or healthcare uses STP.

SERVICES

It is our understanding that mains electric, water and drainage are connected.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having the following Rateable Values:-

Suites A Ground, First & Second Floor - £91,000
Suite B First, Second & Third Floor - £172,000

SERVICE CHARGE

A service charge covering the cost of the repair and maintenance of the common and external areas will be levied. The current years budget is £1.60 per square foot.

TENURE

The property is available by way of a new lease for a term of years to be agreed.

PRICE

Rent the whole for £390,000 p.a, alternatively rent suites from £10 per square foot.

Please see the attached Availability Schedule.

VAT

All figures are quoted exclusive of VAT. It is our understanding that the property is not registered for VAT and therefore VAT is not payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with sole agent BB&J Commercial.

CONTACT

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LOCATION MAP



ENERGY PERFORMANCE RATING

As the premises is Listed an EPC is not required.

PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

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