

Unit I Rhino Business Park, Fauld, Tutbury, Burton-on-trent, DE13 9HR

**FOR SALE**

Modern storage unit/workshop  
extending c1,372 sq ft / 127.4 sq m  
plus 470 sq ft / 43.6 sq m of  
mezzanine racking.

**OVERVIEW**

4.9m eaves.

Roller shutter door access (3.1m wide x 3m high).

Three phase electricity.

Car parking to front.

Located on modern industrial estate with good communication links.

## LOCATION

Tutbury is a large village in the county of Staffordshire situated approximately 4 miles (6.4 km) north of Burton on Trent, 13 miles (20.9 km) west of Derby and 16 miles (25.7 km) east of Uttoxeter.

Rhino Business Park is a modern (c2008) industrial development c1.6 miles (2.5 km) west of Tutbury. Rhino Business Park is situated to the rear of Fauld Industrial Estate, which is off Fauld Lane c2 miles (3.2 km) east of the A515 (Station Road).

Approaching Fauld from Tutbury Village take the first turning left into the estate. As the road bends round to the right Rhino Business Park is then located on the right hand side. Upon entry into Rhino Business Park the unit is on the right towards the far end.

Rhino Business Park benefits from a fenced enclosure and security gating and is situated on the larger Fauld Industrial Estate.

## DESCRIPTION

Originally constructed circa 2008 this is a mid-terrace industrial workshop/storage unit built of traditional steel portal frame with cladding to walls and roof which also incorporates translucent roof panels. There are good levels of natural lighting.

To the front elevation there is a roller shutter door (3.1m wide x 3.3m high) as well as pedestrian entrance doorway whilst inside there is a cabin containing sink and WC as well as adjacent kitchenette sink unit.

A portable office unit with desk, heating and air conditioning is available by separate negotiation.

Internally the property benefits from substantial metal racking which provides a mezzanine facility.

## ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):-

Total GIA: 1,372 sq ft / 127.4 sq m (not including racking).

## PLANNING

We understand the property has the benefit of planning consent for use as B8 (Storage and Distribution). There is an automatic permitted change of use to B1 (Business). All planning information should be confirmed with the Local Authority.

## SERVICES

It is understood that all mains services with the exception of gas but including three phase electricity are available at the property.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £7,600. This is not the amount you will pay. Subject to status the occupier may qualify for rates relief. Further enquiries should be made with the Valuation Office.

## SERVICE CHARGE

A service charge contribution towards the maintenance and upkeep of the estate is payable. The current years budget is £250.

## TENURE

The property is available freehold with vacant possession.

## PRICE

Offers invited around £105,000.

## VAT

All figures are quoted exclusive of VAT. It is our understanding that the property is registered for VAT and therefore VAT will be payable on the purchase price and other charges.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction.

## VIEWING

Strictly via appointment with sole agent BB&J Commercial.

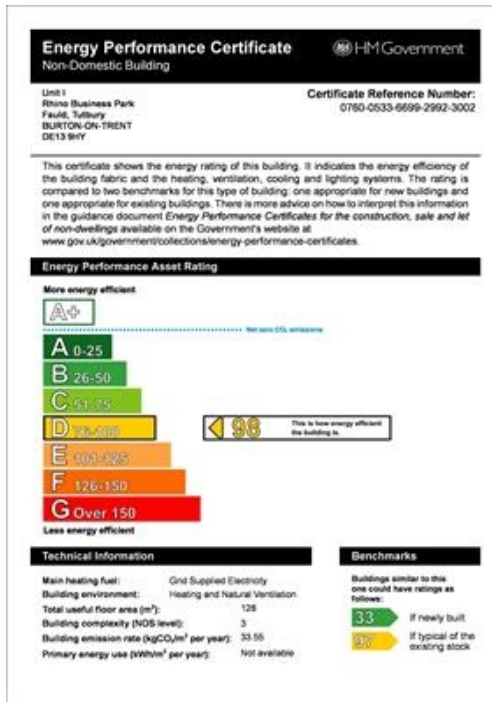
## CONTACT

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## LOCATION MAP



## ENERGY PERFORMANCE RATING



## PROPERTY IMAGES



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

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