



TO LET

**HOTDESK / CO-WORKING OFFICE SPACE,
THE TRINITY, GEORGE STREET, BURTON
UPON TRENT, STAFFORDSHIRE, DE14 1DP**

OFFICE

**900 - 1,800 SqFt
(83.61 - 167.22 SqM)**

KEY FEATURES

- NET INTERNAL FLOOR AREA OF SUITES A & B APPROX. 900 SQ FT (83.6 SQ M) EACH; SUITES CAN BE COMBINED
- RENT £831 PER MONTH, PER SUITE (NO VAT) - SHORT TERM / FLEXIBLE TERMS AVAILABLE
- 300 MBPS WIFI / INTERNET
- SUITABLE FOR CREATIVE/TECH/MARKETING COMPANIES

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LOCATION AND DESCRIPTION

The Gallery is a tiered balcony area within The Trinity which is a converted former Methodist Church.

The property is located in George Street on the edge of the town centre of Burton Upon Trent with all facilities within easy walking distance. There is pay and display on street car parking immediately adjoining the property.

ACCOMMODATION

The accommodation has a total net internal floor area of approximately **1,800 sq ft (167.2 sq m)** and is situated on the balcony of The Trinity.

The property has been recently refurbished to create a gallery seating and working area. The seating includes 12 double workstations which can seat up to a maximum of 24 people in addition to 8 bar top style seating stations. There is a large breakout area in front of the stunning stained glass window overlooking the whole of the building.

Additionally, there are 2 private glass offices situated in each corner of approximately **120 sq ft (11.1 sq m)** each suitable for 2-3 people.

The Gallery is suitable in total for a maximum of approximately 30 people although the Landlord is willing to divide the accommodation to accommodate 2 separate Tenants.

The gallery benefits from its own card access security system and is self contained within a multi use building. The accommodation has power points, USB points and network access points to each workstation. Heating/cooling is provided by air conditioning units.

The accommodation is in its nature is particularly suitable for creative, marketing or tech companies but it should be noted that it is open plan within the building so may not be suitable for companies requiring enclosed/private space.

The offices have the shared use of WC facilities.

TENURE

The premises are available on a new lease with flexible terms available.

RENTAL

Rental offers are invited for the whole of The Gallery in the region of £19,950 per annum exclusive of Business Rates. The Tenant will pay Business Rates direct to the Rating Authority.

Our client informs us that this transaction is not subject to VAT. The Landlords are willing to divide the accommodation to satisfy 2 separate companies.

SERVICES & UTILITIES

An additional charge is made to cover all services, utilities together with repair and maintenance of the building. This charge will be £3,000 per annum per suite (A/B) and will be increased annually in line with the Retail Price Index.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Certificate (EPC) of a grade C (75). For a copy of the EPC click on the link - <https://findenergy-certificate.digital.communities.gov.uk>

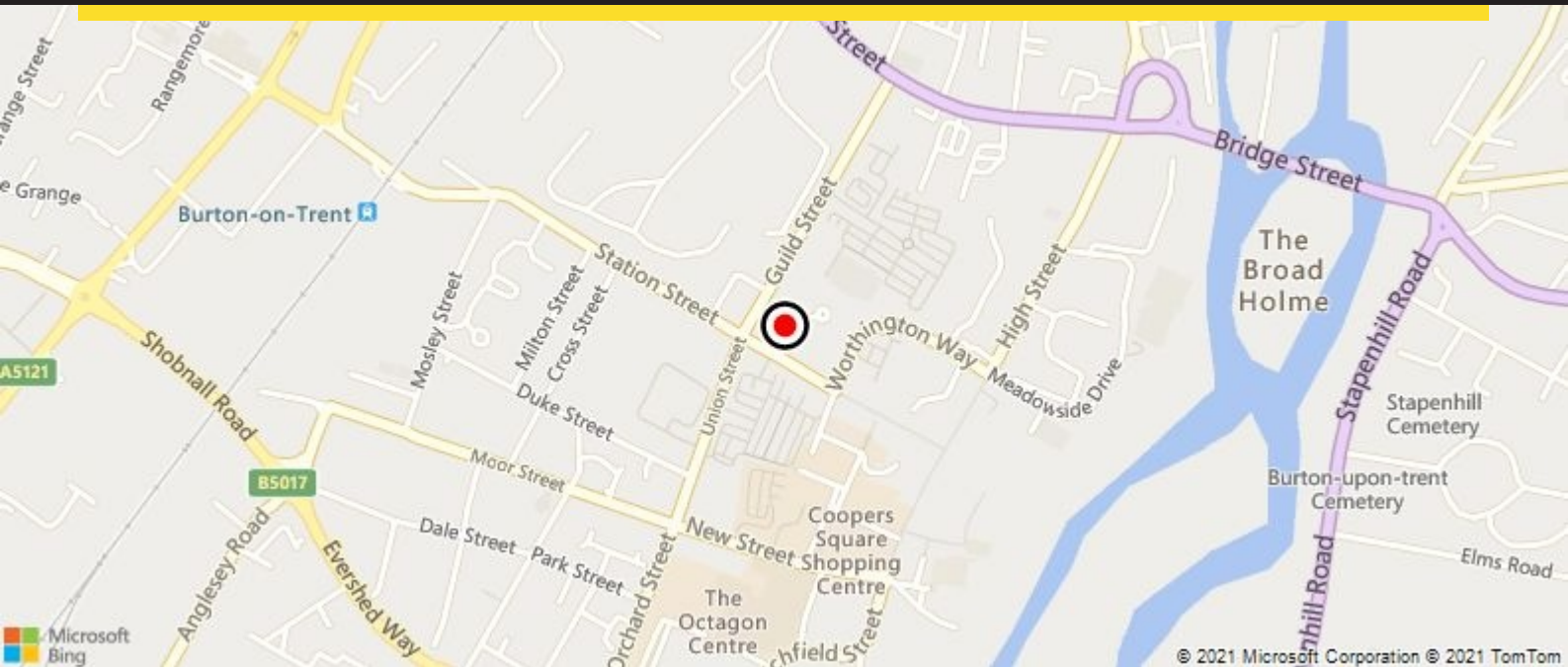
SERVICES

Mains electricity is available to the accommodation.

LEGAL COSTS

The ingoing tenant is to be responsible for their own and the landlord's reasonable legal costs in preparing the lease.





VIEWING

By appointment with Rushton Hickman Limited



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