

# TO LET

## WORKSHOP AND PREMISES



### Rent: £14,000 p.a.x. plus VAT

- Modern, trade counter /warehouse / industrial premises comprising approximately 303.27m<sup>2</sup> / 3,263 sq.ft. gross internal.
- Including mezzanine storage of approximately 123.43m<sup>2</sup> / 1,328 sq.ft.
- Long established commercial location to the north of the town : easy travelling time to the A38, Clay Mills Intersection : 1 mile to the town centre.
- 3 phase electricity supply : office and amenity accommodation.

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

12 Derwent Park  
Hawkins Lane, Burton on Trent  
Staffordshire, DE14 1QA



Phillip Randle Partner

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184 Horninglow Street,  
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Burton upon Trent, DE14 1NG

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## Location

Derwent Park is situated off Hawkins Lane, one of the principal commercial trading locations within Burton on Trent. The town enjoys excellent road communications with ease of access to the M511, A444 and A38. In turn the A50, the M1/M6 link road is approximately 6 miles to the north, the M6 Toll and the A5 approximately 15 miles to the south.

## Description

The premises are of steel portal frame construction with cavity brick and concrete block, insulated, profile steel clad infills, the latter extending to the roof which also incorporates translucent lights. The base of the unit is sealed concrete, there is a manual, roller shutter service door to the front elevation and internally there is a trade counter, workshops, offices and amenities. There are timber framed, double glazed window units, fluorescent strip lighting and power points throughout. The eaves height is approximately 5m (16'4").

In addition, there are mezzanine storage facilities and externally a concrete surfaced service apron and adjacent, unsurfaced parking areas and access to the trade counter/reception.

## Accommodation

All areas referred to in these particulars are approximate.

Trade Counter, Offices and Amenities::	59.93m <sup>2</sup> / 645 sq.ft.
Workshops:	119.91m <sup>2</sup> / 1,290 sq.ft.
Mezzanine Stores:	123.43m <sup>2</sup> / 1,328 sq.ft.
<b>Total (gross internal):</b>	<b>303.27m<sup>2</sup> / 3,263 sq.ft.</b>

## Services

Mains electricity (3 phase), water and drainage are connected to the premises. Please note the Agents have not carried out any tests on the services and as such no warranties are implied or given.

## Rates

Rateable Value £11,500.

(East Staffordshire Borough Council).

## Energy Performance Certificate

Applied for.

## Lease Terms

The premises are available on a full repairing and insuring lease at an **initial rent of £14,000 per annum exclusive plus VAT**. This is to be payable quarterly in advance by standing order / direct debit and will be reviewed at the third year of the term.

## Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

## References

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.



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## Legal Costs

The incoming Tenant is to be responsible for the Landlord's legal costs incurred in the transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

## Viewings

Viewings are strictly via prior appointment with the sole agents:-

### Salloway:

**Contact:** Phillip Randle  
**Tel:** 01283 500030  
**Email:** phil@salloway.com



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Little  
Burton

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