

TO LET

STORAGE / WORKSHOP LOCK UP UNIT

CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

Unit 2, Cliff View Business Park
Dovecliff Road, Burton on Trent
Staffordshire DE13 ORR



Rent: £8,000 p.a.x. plus VAT

- Comprising approximately 80m² / 860 sq ft (gross internal).
- Attractive, semi-rural location within close proximity of the main A38 trunk road and approximately 4 miles to Burton on Trent town centre.
- Concrete apron frontage for parking, loading and unloading.
- Gated site.
- **Please Note:** Car repair use is not permitted.


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Location

The premises are ideally situated in an attractive, semi-rural location lying between the villages of Stretton and Rolleston on Dove to the north of Burton on Trent. It is within close proximity of the A38 trunk road and provides easy access to the A50, national road network and major regional centres.

Description

The development comprises of five units and this one forms part of the northern terrace. It is of reinforced, concrete framed construction with steel cladding and concrete block infills on a concrete base with an insulated, profile steel clad roof. There is a UPVC double glazed window and personnel door, an electrically operated roller shutter service door and the eaves height is approximately 3m (10').

Lighting to the unit is by fluorescent strip fittings and externally is a concrete surfaced yard providing parking and servicing facilities.

Accommodation

All areas referred to in these particulars are approximate.

Warehouse/Workshop: **80m² / 860 sq ft**
(gross internal)

Including a kitchen area and adjacent toilet.

Services

Mains electricity, water and drainage are connected to the premises.

Rates

Rateable Value: £5,400 (East Staffordshire Borough Council).

As the Rateable Value is below the current threshold 100% small business rate relief is available.

Energy Performance Certificate

The property has an energy performance rating of Band D.

A copy of the energy performance certificate is available upon request.

Rent

£8,000 per annum exclusive.

The rent is to be payable quarterly in advance by standing order/direct debit.

Lease

The premises are available on an internal repairing lease for a minimum term of three years.

Value Added Tax

The rent will be subject to value added tax.

Service Charge

A service charge is payable for the maintenance and repair of the external, communal areas including the electrically operated gates and security lights. Also to be included in the service charge are water costs.

Building insurance is re-charged annually.



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RICS



**DEALS
WINNER**

Guarantor

The Landlord will require a Director's Guarantor to the lease if it is a Limited Company.

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.

Legal Costs

Each party are to bear their own 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:

Tel: 01283 500030

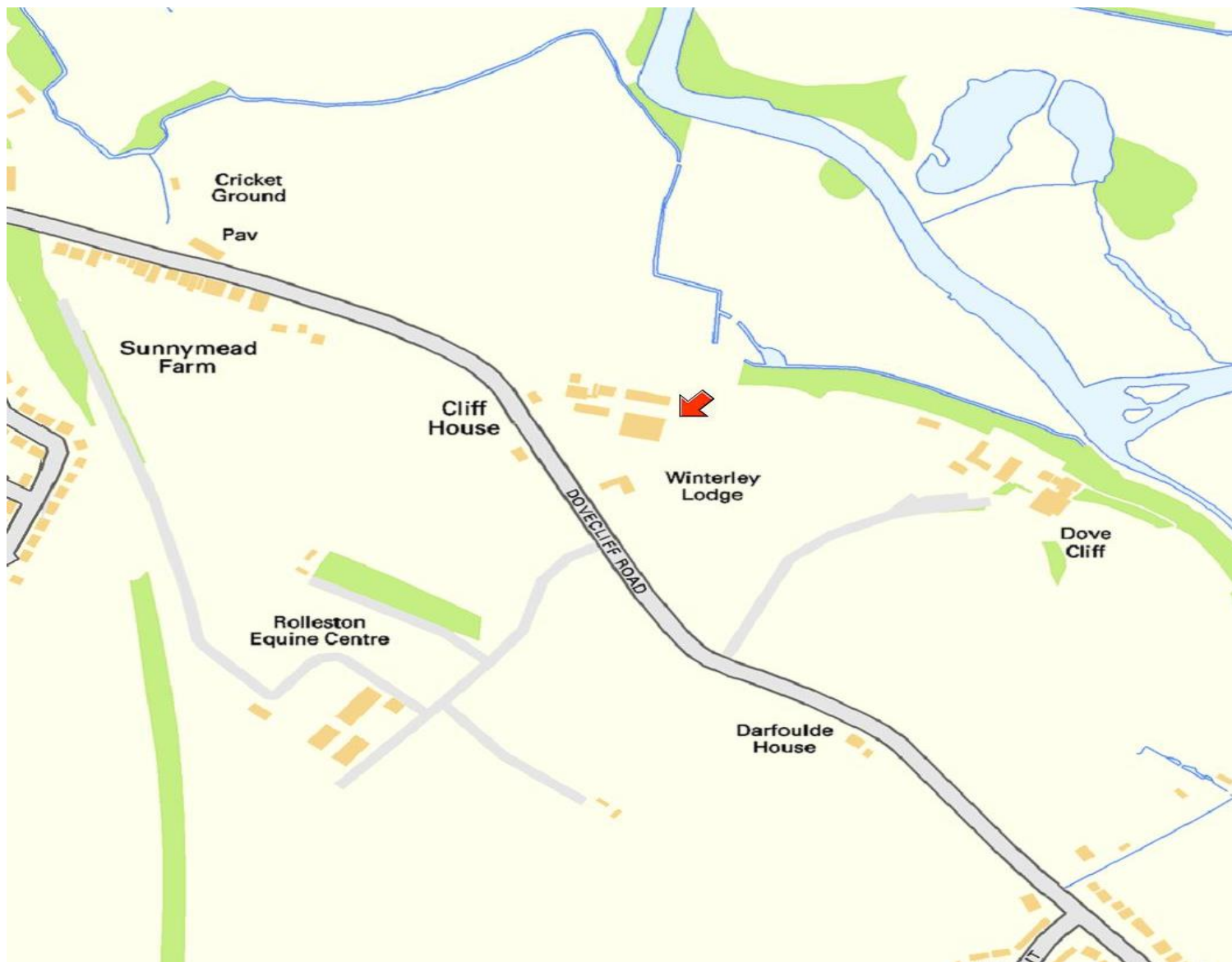
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