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PROPERTY CONSULTANTS

TO LET/FOR SALE

INDUSTRIAL/WAREHOUSE PREMISES

**UNIT 4 PHASE 2
STRETTON BUSINESS PARK
BRUNEL DRIVE
BURTON UPON TRENT
STAFFORDSHIRE
DE13 0BY**



- **MODERN INDUSTRIAL WAREHOUSE PREMISES**
- **GROSS INTERNAL FLOOR AREA - 10,454 SQ FT (970 SQ M)**
- **19 DEDICATED CAR PARKING SPACES**
- **POPULAR LOCATION CLOSE TO A38 TRUNK ROAD**
- **AVAILABLE ON NEW LEASE**
- **RENTAL OFFERS AROUND £67,950 PER ANNUM**
- **OFFERS AROUND £995,000**
- **EPC GRADE B(39)**

**UNIT 4 PHASE 2, STRETTON BUSINESS PARK, BRUNEL DRIVE, BURTON UPON TRENT ,
STAFFORDSHIRE**

SITUATION AND DESCRIPTION	Unit 4 is at the end of a terrace of units which comprise part of Phase 2 of the Stretton Business Park development and situated off Brunel Drive in Stretton, two miles from the town centre of Burton upon Trent and half a mile from the A38 Claymills junction, giving excellent road links to the motorway network of the Midlands.
ACCOMMODATION	<p>The premises have a gross internal floor area of 10,454 sq ft (970 sq m) incorporating the following:</p> <ul style="list-style-type: none">Eaves height 19 ft 6 ins (6m)W.C. facilitiesPower floated reinforced concrete floorsLevel access loading door <p>The site is securely fenced and gated.</p> <p>There are 19 allocated parking spaces.</p>
PLANNING	<p>Planning consent exists for B1 (Light Industrial), B2 (General Industrial) and B8 (Warehousing) uses.</p> <p>There are hours of work restrictions for the unit, which are 7am to 8pm 7 days a week.</p>
SERVICES	All mains services are available to the premises.
LEASE TERMS	The premises are available on a new fully repairing and insuring lease for a term of years to be agreed incorporating 3-yearly rent reviews.
RENTAL	Rental offers around £67,950 per annum exclusive of rates.
PRICE	Offers are invited in the region of £995,000 for the long leasehold interest (999 years at a peppercorn rental without review) with the benefit of vacant possession.
ENERGY PERFORMANCE CERTIFICATE	The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.
LEGAL COSTS	Each party to be responsible for its own legal costs in relation to a sale. Whilst ingoing tenants shall be responsible for their own and the Landlord's legal costs.
VIEWING	By appointment with Rushton Hickman Limited.
REFERENCE	C1588 - 24102018

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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All prices and rents are expressed net of VAT.

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