



## TO LET

**GROUND FLOOR SUITE A THE MALTSTERS,  
WETMORE ROAD, BURTON UPON TRENT,  
STAFFORDSHIRE, DE14 1LS**

**OFFICE 2,894 SqFt (268.85 SqM)**

### KEY FEATURES

- SITUATED WITHIN POPULAR GRADE II LISTED MALTINGS BUILDING
- AMPLE ON-SITE CAR PARKING
- FLEXIBLE LEASE TERMS AVAILABLE
- RENTAL - £14,500 PLUS VAT PER ANNUM
- RENT-FREE INCENTIVES AVAILABLE TO SUITABLE APPLICANT

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## DESCRIPTION

The Maltsters is situated on Wetmore Road in Burton upon Trent close to the town centre, but with convenient access to the A38.

This Grade II Listed former Maltings building has been sensitively refurbished both internally and externally to provide high quality office accommodation.

## ACCOMMODATION

The premises has a net internal area of **2,894 sq. ft (268.86 sq. m)** and has recently undergone a full refurbishment to include painted floor, LED lighting and air conditioning.

The suite benefits from integral WC facilities plus a small kitchen of **45 sq. ft (4.18 sq. m)** and would suit both office or storage use.

The development benefits from extensive car parking facilities and the number of spaces allocated to the suite is negotiable.

## SERVICES

Mains electricity, water and drainage are available to the suite.

## TENURE

The premises are available on a new lease for a flexible term of years to be agreed.

The tenant will be responsible for all internal repairs to the premises.

There is a service charge payable to cover external maintenance and upkeep of the communal areas of the building plus the estate generally.

## PRICE

£14,500 plus VAT per annum, exclusive of business rates, service charge and insurance.

Rent-free incentives are available to suitable applicant.

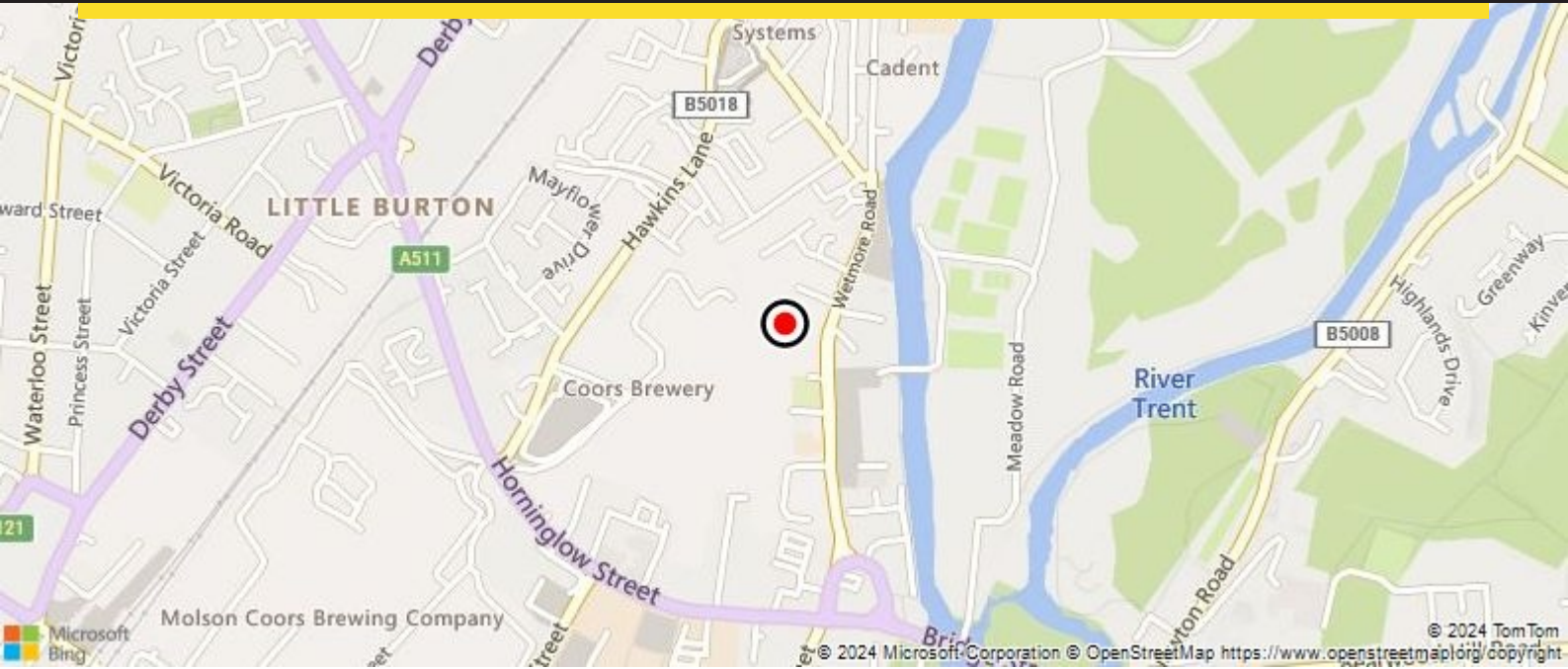
## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (36).

## LEGAL COSTS

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





## VIEWING

By appointment with Rushton Hickman Limited.



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