



**Unit I Curzon Business Centre, Curzon Street, Burton-on-Trent, Staffordshire
DE14 2DH**

Industrial Unit

- ▶ **Clear span warehouse**
- ▶ **217.1 sq m (2,336 sq ft)**
- ▶ **3.5m Eaves**
- ▶ **Central location just 0.1 miles (500ft) from Burton train station**

For enquiries and viewings please contact:



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Location

Burton is a busy market town within the Staffordshire district located approximately 12 miles southwest of Derby and 13 miles northeast of Lichfield.

Curzon Street is on the eastern periphery of Burton Town Centre and is accessed from the A5121, this connects with the A38 just 2 miles to the south and with the A50 7 miles to the north.

Description

This mid terrace property is of a traditional steel portal frame construction with cavity brick and block elevations beneath a pitched insulated clad roof. The roof was renewed c5 years ago and incorporates translucent roof panels.

Internally the property provides a large open plan warehouse, with a shared, well-appointed kitchen/staff room and WC's.

The warehouse benefits from fluorescent tube lighting and a roller access door c2.85 (w) x 3m (h).

The eaves height is 3.5 m.

Accommodation

	Sq M	Sq Ft
Total	217	2,336

Measurements are quoted on a Gross Internal basis, in accordance with the RICS Code of Measuring Practice.

Services

The property benefits from its own separately metered three phase electricity supply, mains drainage and water connections.

Planning

We understand the premises benefits from Class B1 (Business) and B8 (Storage and Distribution) use, under the Use Classes Order 1987. Perspective occupiers are advised to make their own enquires with the relevant Planning Authority.

Tenure

The accommodation can be let as a whole by way of a new lease for a term of years to be agreed.

Business Rates

The premises is currently listed on the valuation office website as having an RV of £10,250.

Rent

The premises are available to rent for £12,500 Per Annum exclusive.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of E (115).

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