



TO BE REFURBISHED

Industrial Estate Unit 2B
Burton upon Trent | DE14 1QT



TO LET

Industrial/Warehouse Unit

766 sq m (8,248 sq ft) Approx Gross Internal Area

- Well located and established estate
- Close to Town Centre
- 2 miles from A38

Location

Clarke Industrial Estate is a long established and prominent industrial estate located on Wetmore Road approximately 0.5 miles directly to the north of Burton Town Centre. The Estate lies adjacent to the A511 and is approximately two miles from the A38 (Clay Mills Intersection). Other occupiers on the Estate include Edmundson Electrical and JSK Aluminium.

Description

Unit 2B is a single storey industrial/warehouse unit of steel portal frame construction which occupies an end of terrace position to the rear of the estate.



Accommodation

The unit extends to 766 sq m (8,248 sq ft) approx gross internal area (GIA).

Specification

- Steel portal frame construction
- 6.5m eaves height
- 1 Level access loading door
- Single storey amenity block
- Dedicated yard area for loading and unloading
- 18 car parking spaces

Planning

The premises has the benefit of Class E, B2 and B8 planning permission (industrial and warehousing). Interested parties are also advised to make their own enquiries of East Staffordshire Borough Council (Tel. 01283 508000).

Viewing

Strictly by appointment with the agents:

Tenure

The premises are available on a full repairing and insuring basis.

Rent

On application.

Service Charge

The service charge is £0.64 per sq ft.

Rates

Rateable Value £46,000 (2023).
Further information available from East Staffordshire Borough Council
Tel: 01283 508000.

VAT

The property is VAT elected.

EPC Rating

EPC rating of D.

Legal Costs

Each party to be responsible for the payment of their own legal costs.

Anti Money Laundering

The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.



Phil Randle
phil@salloway.com

Simon Walker
simon@salloway.com

Sam Cooke
sam.cooke@carterjonas.co.uk

Milly Aps
milly.aps@carterjonas.co.uk



The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded.
Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. NOVEMBER 2023.