



TO LET Industrial/Warehouse Unit

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

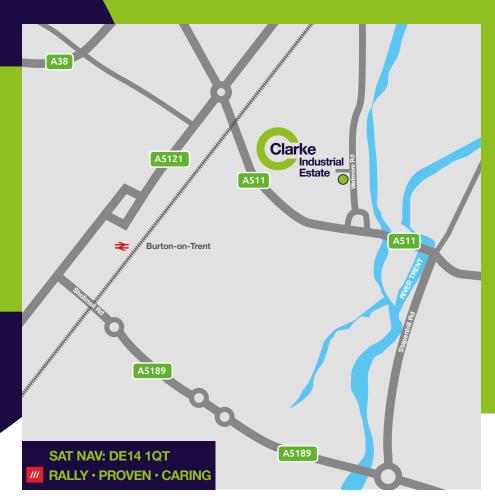
- Well located and established estate
- Close to Town Centre
- 2 miles from A38

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:



Carter Jonas 0121 285 9470 www.carterjonas.co.uk

Tenure

Rent

Rates

On application.

Service Charge

Tel: 01283 508000.

The premises are available on a full

The service charge is £0.64 per sq ft.

Further information available from East

Rateable Value £46,000 (2023).

Staffordshire Borough Council

repairing and insuring basis.

Phil Randle phil@salloway.com

Simon Walker simon@salloway.com Sam Cooke sam.cooke@carterjonas.co.uk

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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.



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