

Warehouse To Let

Unit 38 C-D

Marchington Industrial Estate,
Stubby Lane, Uttoxeter
ST14 8LP



25,000 Sq Ft



4.2m Eaves Height



24/7 Estate Security



**Front and Rear
Ground Level Doors**

0121 236 8236

www.avisonyoung.co.uk

Max Andrews

+44 (0)7770 801 885

max.andrews@avisonyoung.com

David Willmer

+44 (0)7831 820 651

david.willmer@avisonyoung.com



Specification

The property is of steel frame two bay construction offering loading access to the front and rear of the building. The property benefits from the following specification:

- 4.2m eaves height
- 2 ground level loading doors offering front and rear access.
- LED Lighting
- 24/7 onsite security
- Adjacent Café amenity

Accommodation	Sq Ft	Sq M
Warehouse	25,000	2,323

Location

Marchington Industrial Estate is a fully managed Estate with access off Stubby Lane close to the A515 near Uttoxeter and Burton upon Trent. This is an established warehouse location approximately 3.75 miles from the A50 trunk road which provides dual carriageway access to the M6, A38 and M1.

EPC

Energy performance rating – C56

Business Rates

We recommend interested parties make their own enquiries to the Valuation Office Agency.

Service Charge

A service charge is levied for the upkeep of the common estate.

Terms

The property is available by way of new lease terms to be agreed.

VAT

VAT will be chargeable at the current rate.

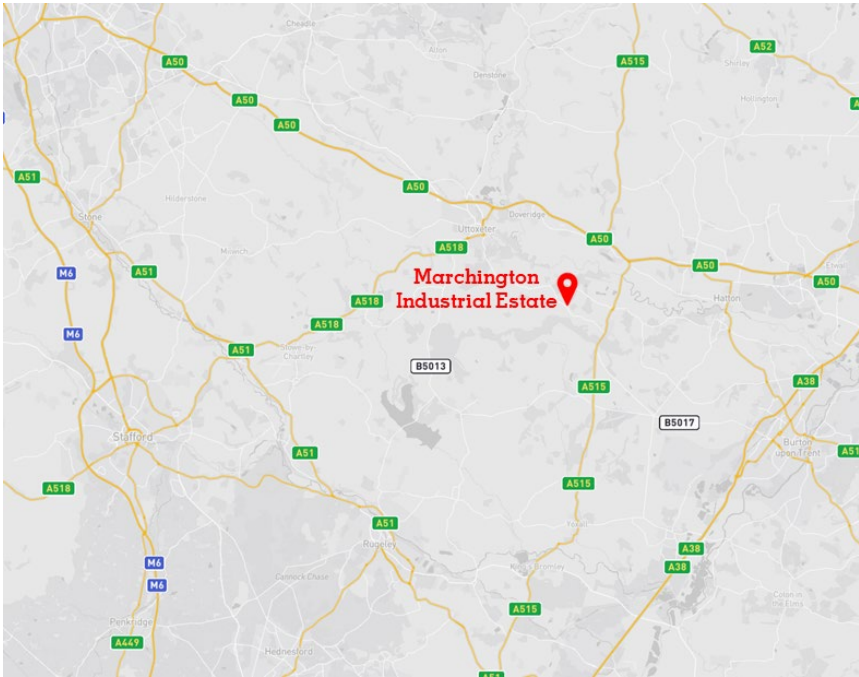
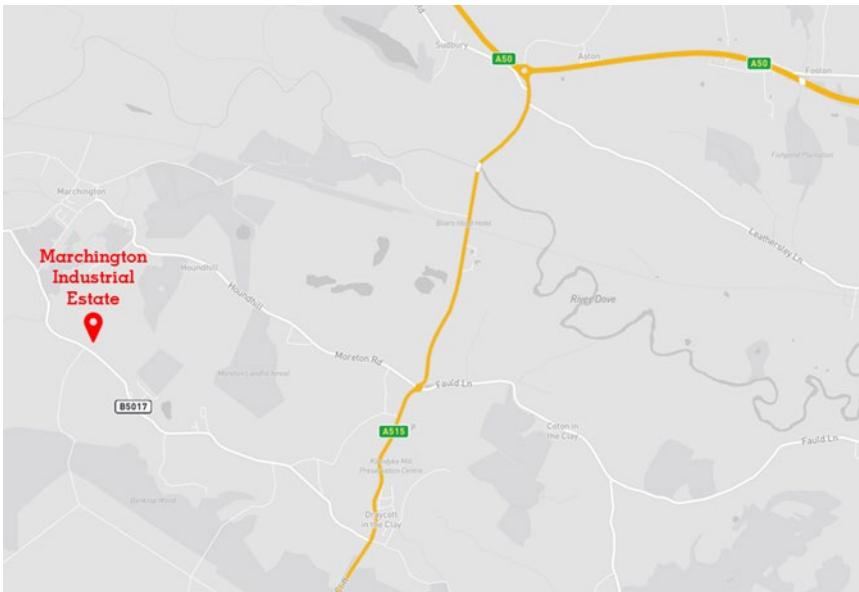
Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

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To find out more, please contact

Max Andrews

+44 (0)7770 801 885

max.andrews@avisonyoung.com

David Willmer

+44 (0)7831 820 651

david.willmer@avisonyoung.com

Or our Joint Agents



Graham Bancroft

+44 (0)7970 854 944

gragam.bancroft@rushtonhickman.com

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