/INDURENT



Industrial

UNIT 8 | ALBION GATEWAY

Battista Road, Burton upon Trent, DE13 0FW

UNIT 8 | 4,334 SQ FT

Industrial unit with Office

The unit is part of a terrace that was completed in 2019 and therefore of fairly new construction. It is ideal for businesses who wish to be based on Burton-On-Trent's popular Albion Gateway (phase 4) and within close proximity to the A38
The unit benefits from roller shutter and pedestrian access, integral WC and designated on-site parking.
The unit is suitable for a variety of different uses including storage, e-commerce, and light manufacturing. Albion Gateway (Phase 4) is currently home to a wide variety of businesses including telecommunications and plumbers merchants.

Lease Type	New



Unit Summary

- 3 Phase Power
- Electric Roller Shutter Door
- Well Maintained Estate
- Premier Industrial Location
- WC Facilities
- Car Parking

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£42,964.00	£9.91
Rates	£9,828.00	£2.27
Maintenance Charge	£5,417.50	£1.25
Insurance	£866.80	£0.20
Total Cost	£59,076.30	£13.63

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U1P0300309

+44(0) 808 169 7554

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Location

Albion Gateway is within 1 mile of Burton upon Trent town centre, situated within a prime industrial location.

Road
M1: 15 miles

Airport
East Midlands: 17 miles

Rail
Burton-on-Trent: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (45)

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Key Contact



Rebecca Beddows
Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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