/INDURENT



Industrial

UNIT E4 | SOVEREIGN BUSINESS PARK

Hawkins Lane, Burton upon Trent, DE14 1PD

UNIT E4 | 1,900 SQ FT

Industrial Unit with Office Space

Sovereign Business Park provides modern and high quality industrial accommodation that is suited to a range of occupiers.
A rare opportunity has arisen to let Unit E4, a 1900sqft unit that is situated on this established Industrial estate. It would suit a range of businesses ranging from engineering, manufacturing and also would lend itself really well to trade counters. It benefits from generous parking provisions and circulation areas. The site is secured with an electric gate and perimeter fencing.
Located in a popular industrial location.

Lease Type	New



Unit Summary

- 3 Phase Power
- Electric Roller Shutter Door
- 24 Hour Access
- Office Accommodation
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£19,000.00	£10.00
Rates	£16,092.00	£8.47
Maintenance Charge	£2,166.67	£1.14
Insurance	£380.00	£0.20
Total Cost	£37,638.67	£19.81

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/UIP0104383

+44(0) 808 169 7554

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Location

Sovereign Business Park is situated within an established industrial location, around 0.5 miles north of Burton upon Trent town centre.

Road
M1: 6 miles

Airport
East Midlands Airport: 20 miles

Rail
Burton-on-Trent Railway: 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	C (63)

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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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