/INDURENT



Industrial

UNIT 1 | CLARKE INDUSTRIAL ESTATE

Wetmore Road, Burton upon Trent, DE14 1QT

UNIT 1 | 9,954 SQ FT

Industrial

Industrial/warehouse unit comprising approximately 9,954 sqft gross internal area, with 7.70mtrs eaves height.
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.
Other occupiers on the estate include Edmundson Electrical and JSK Aluminium.
Office accommodation, LED lighting, flexible space, common yard area, dedicated car parking, 24 hour access.

Lease Type	New



Unit Summary

- Car Parking
- Office Accommodation
- 24 Hour Access
- LED Lighting
- Flexible Space
- Well Maintained Estate

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£91,200.00	£9.16
Rates	£27,360.00	£2.75
Maintenance Charge	£13,400.00	£1.35
Insurance	£1,990.80	£0.20
Total Cost	£133,950.80	£13.46

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/UIP0300134

+44(0) 808 169 7554

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Location

Clarke Industrial Estate is situated within an established industrial location, around 0.5 miles north of Burton upon Trent town centre.

Road
M1: 17 miles M6: 19 miles

Airport
East Midlands Airport: 17 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	B (49)

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