/INDURENT



Industrial

UNIT 6 | CLARKE INDUSTRIAL ESTATE

Wetmore Road, Burton upon Trent, DE14 1QT

UNIT 6 | 6,714 SQ FT

Industrial Unit

Unit 6 comprises a well-presented industrial/warehouse unit extending to approximately 6,714 sq ft, with 7.35mtrs eaves height, located within Clarke Industrial Estate, a prominent and well-established industrial estate in Burton upon Trent. The unit provides high-quality accommodation suitable for a range of industrial, warehouse, trade counter and logistics occupiers.
Clarke Industrial Estate offers secure and flexible business space in a highly sought-after commercial location. Occupiers benefit from 24-hour access, a shared service yard, dedicated car parking, and close proximity to local amenities, making it an ideal base for a variety of industrial and business operations.
The estate is situated approximately 0.5 miles north of Burton upon Trent town centre and benefits from excellent road and rail connectivity. Burton-on-Trent Railway Station is approximately 1 mile away, whilst the A38 and wider strategic road network are easily accessible, providing convenient routes to the Midlands and beyond. The location is well positioned for both local and regional distribution.

Lease Type	New



Unit Summary

- Common Yard Area
- Premier Industrial Location
- 24 Hour Access
- Roller Shutter Door
- Car Parking
- Well Maintained Estate

	Per Annum	Per Sq Ft
Rent	£61,100.00	£9.10
Rates	£13,284.00	£1.98
Maintenance Charge	£8,600.00	£1.28
Insurance	£1,342.80	£0.20
Total Cost	£84,326.80	£12.56

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/UIP0300140

+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	C (62)

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