

TO LET

INDUSTRIAL/WAREHOUSE UNIT

CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

Unit 9, Crown Industrial Estate
Anglesey Road, Burton on Trent
Staffordshire, DE14 3NX



Rent: £90,000 p.a.x. plus VAT

- Comprising approximately 2,045.69m² / 22,011 sq ft (gross internal) including first floor manufacturing/storage, mezzanine and two storey offices and amenities.
- Recently refurbished to include sealed, concrete floors, profile steel clad roof, LED lighting and redecoration.
- Fringe of town centre location and within easy travelling time to the A38 Branston intersection.
- Maximum eaves height approximately 6m.



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Location

A long-established Business Park located approximately 1 mile from the town centre at the junction of Anglesey Road and Shobnall Road. Wellington Road is nearby which provides access to the Centrum 100 Business Park, the A38 (Branston intersection), national road network and major regional centres.

Nearby occupiers include Booker Cash & Carry and Alpine Metal Tech.

Description

A detached, single storey building of steel portal frame construction on a concrete base with cavity brick and concrete block/steel clad infills together with an insulated, newly fitted profile steel clad roof. There are roller shutter service doors to the front and rear elevations and internally the accommodation is divided into two bays, one of which has a first floor with two roller shutter service points, with safety, steel cages. There is recently installed LED lighting throughout, painted concrete block walls, a steel framed mezzanine and the height to eaves is approximately 6m. The working height to the first floor is approximately 3.25m, the manual roller shutter service door at ground floor level is approximately 3m x 3m and the two at first floor level are similar dimensions and both manually operated.

There is also a two storey office and amenity block which incorporates a mess room accessible from Bay 1 and a store containing the majority of the M&E.

Externally, there is tarmac surfaced parking facilities, a concrete apron to the roller shutter door and at the side and to the rear are additional servicing facilities. Access to the rear is by way of a right of way over a yard owned by the adjoining occupiers.

Accommodation

All areas referred to in these particulars are approximate.

Bay 1:	725.52m ² / 7,806 sq ft
Bay 2 (Ground Floor):	451.90m ² / 4,862 sq ft
Bay 2 (First Floor):	462.97m ² / 4,982 sq ft
Mezzanine to Bay 1:	197.30m ² / 2,123 sq ft

Offices & Amenities

Ground Floor:	104.00m ² / 1,119 sq ft
First Floor:	104.00m ² / 1,119 sq ft

Total (Gross Internal): 2,045.69m² / 22,011 sq ft

The offices to the ground floor comprise an entrance hall, reception office incorporating a private room and store, male and female toilets. To Bay 1 is a foreman's office, male and female toilets, mess room and store containing the M&E.

The offices have had new carpet tiled floor coverings, there are air conditioning units to some of the rooms, suspended ceilings with predominantly diffused LED lighting, UPVC double glazed window and door units, power and data points. There are five individual offices and a kitchen/staff room at first floor level.

Services

Mains electricity (3 phase – supply 600 amps), water and drainage are connected to the premises.

To the offices and amenity accommodation are new electric, wall mounted panel heaters. There is a Heatrae Sadia water heater in the M&E room, and in the entrance hall are fire and security alarm panels. There are a number of electric isolators throughout the workshop and warehouse accommodation.



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Service Charge

There is a service charge payable by the Tenant in respect of the maintenance, repair and insurance of the communal areas.

Planning

The premises have been used for a number of years for manufacturing purposes and are therefore suitable for a continuation of that use. That was allied to storage, but interested parties are advised to make their own enquiries of East Staffordshire Borough Council, Planning Department in respect of a full warehouse use falling under Class B8 of the Town & Country Planning (Use Classes) Order, as amended in 2020.

Rates

Rateable Value: £71,500

(East Staffordshire Borough Council).

Energy Performance Certificate

The property has an energy performance rating of Band B.

A copy of the Energy Performance Certificate is available upon request.

Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term.

Rent

£90,000 per annum exclusive which is to be payable quarterly in advance by standing order/ direct debit.

The rent will be subject to upward only review at three yearly intervals.

Value Added Tax

The rent will be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References and Accounts

The Landlord will require references from interested parties to include their bank, accountant and current Landlord, if applicable, together with three years audited accounts.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.



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Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Tel: 01283 500030

5744/19-85
629012



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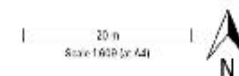
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Unit 9 (F) Crown Industrial Estate



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