

TO BE REFURBISHED



Industrial Estate Unit 1

Burton upon Trent | DE14 1QT



TO LET

Prominent Industrial/ Warehouse Unit

9,974 sq ft (927 sq m) Gross Internal Area

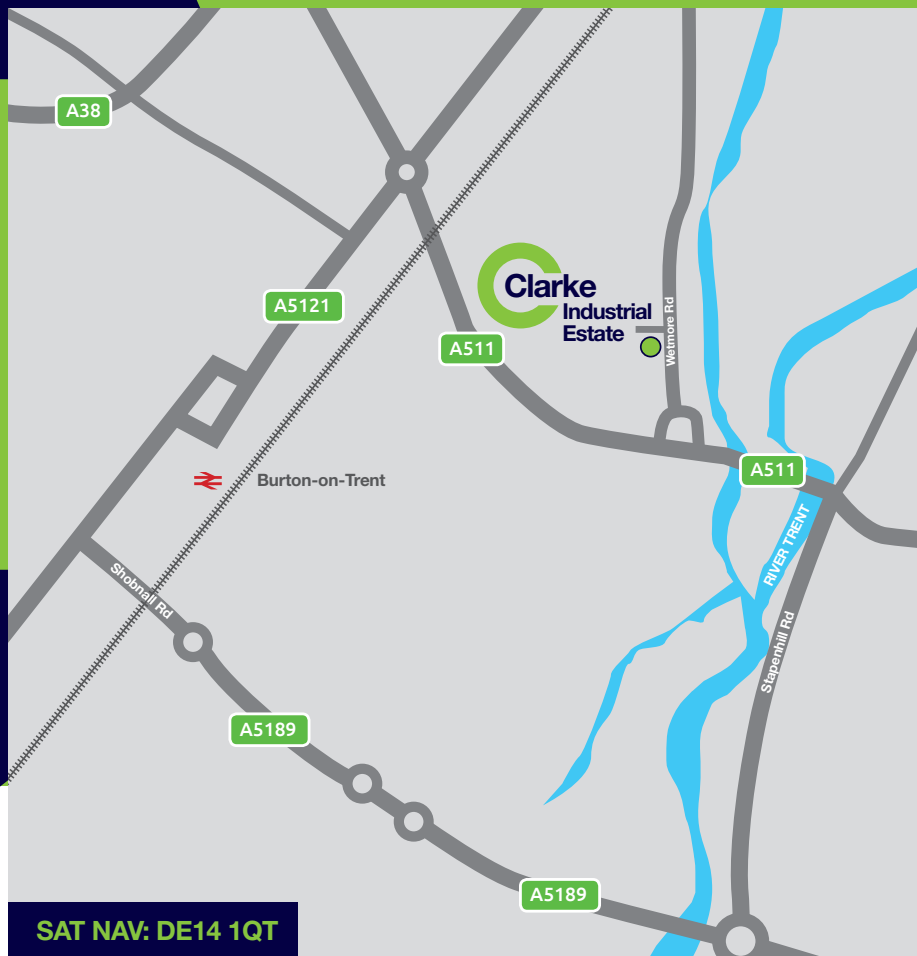
- Well located and established estate
- Close to Town Centre
- 2 miles from A38

Location

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. The Estate lies adjacent to the A511 and is approximately two miles from the A38 (Clay Mills Intersection). Other occupiers on the Estate include Edmunson Electrical, JSK Aluminium, Country Tyres and AC Steel Services.

Description

Unit 1 is a single storey industrial/warehouse unit of steel portal frame construction which occupies a prominent end of terrace position at the entrance to the Estate.



Accommodation

The unit extends to 9,974 sq ft (927 sq m) on a Gross Internal Area basis.

Specification

- Steel portal frame construction
- 6.5m eaves height
- 1 Level access loading door
- 3 phase electricity
- Heating and lighting to the warehouse area
- Single storey accommodation block including reception, office area, male and female wc's and kitchenette.
- Dedicated yard area for loading and unloading
- 17 car parking spaces

Planning

We understand that the unit benefits from B1, B2 and B8 uses (Use Classes Order of the Town & Country Planning Act 1987) however interested parties are advised to make their own enquiries at East Staffordshire Borough Council (Tel. 01283 508000)

Tenure

A new lease is available on full repairing and insuring terms. Rent upon application

Estate Charge

An estate charge is payable by the ingoing tenant

Rates

Rateable Value: £52,000

Further information available from East Staffordshire Borough Council
Tel: 01283 508000

VAT

All figures are quoted exclusive of VAT which will be applicable.

EPC Rating

EPC rating of C69

Viewing

For further information or to view contact:



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