

REFURBISHED UNIT

**Clarke**  
**Industrial Estate Unit 4**  
Burton upon Trent | DE14 1QT



**TO LET**  
**Industrial/ Warehouse Unit**

9,434 sq ft (876.45 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 4 is a single storey detached industrial/warehouse unit.



## Accommodation

	sq ft	sq m
Warehouse/Workshop	8,874	824.33
Mezzanine	560	52.12
<b>Total</b>	<b>9,434</b>	<b>876.45</b>



SAT NAV: DE14 1QT

## Specification

- Steel portal frame construction
- 6.0m eaves height
- Two electrically operated roller shutter service doors (approx 4.3m height x 4.55 width)
- 3 phase electricity
- Heating and lighting to the warehouse offices and amenity areas
- Fire and security alarm systems
- Single storey concrete block constructed office and amenity area with a further mezzanine facility comprising a staff room and two additional offices
- Forecourt parking and service yard area

## 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: £35,000

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

To be confirmed.

## Viewing

For further information or to view contact:



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