



## TO LET

**UNIT A RHINO BUSINESS PARK,  
FAULD, TUTBURY, BURTON UPON  
TRENT, STAFFORDSHIRE, DE13 9HY**

**INDUSTRIAL /  
WAREHOUSE**

**1,449 SqFt (134.61 SqM)**

### KEY FEATURES

- MODERN INDUSTRIAL UNIT
- GROSS INTERNAL AREA - 1,449 SQ. FT (134.61 SQ. M)
- RENTAL - £11,000 PER ANNUM
- ESTABLISHED COMMERCIAL BUSINESS LOCATION WITH EXCELLENT ROAD ACCESSIBILITY

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## LOCATION

Unit A Rhino Business Park is situated on the well-established Fauld Industrial Estate, which is 7 miles northwest of Burton upon Trent and 10.2 miles west of Uttoxeter.

The Foston-Hatton-Hilton bypass is approximately 4 miles north, which provides access on to the A50 which in turn provides access to the A38, M1, the wider motorway network and major centres.

## DESCRIPTION

The unit comprises a steel portal frame building and provides a concrete floor, LED lighting, roller shutter loading door (measuring approximately 3m wide by 3m high) and a minimum eaves height of 5m to the underside of the haunch, rising to 6.2m at the apex.

Internally, the property provides open plan industrial / warehouse space with staff facilities and a WC.

We understand that three dedicated car parking spaces are attributed to this property, with an additional space in front of the roller shutter door for loading.

## ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

| Area      | Sq Ft | Sq M   |
|-----------|-------|--------|
| Total ( ) | 1,449 | 134.61 |

## PLANNING

We understand that the property has the benefit of planning consent for Use Class B8 (Storage and Distribution), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (East Staffordshire Borough Council).

## SERVICES

Mains electricity, water and drainage are connected to the premises.

## BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £7,600.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

## TENURE

The subject property is available to lease by way of a new full repairing and insuring lease on terms to be agreed.

## PRICE

The property is available to rent at a figure of £11,000 per annum, exclusive of VAT and all other outgoings.

## VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (92).

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.







## VIEWING

By appointment with Rushton Hickman.



### CONTACT

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