



TO LET

**INDUSTRIAL UNIT, NEAR BARTON-
UNDER-NEEDWOOD, BURTON UPON
TRENT, STAFFORDSHIRE, DE13**

**INDUSTRIAL /
WAREHOUSE**

8,400 SqFt (780.36 SqM)

KEY FEATURES

- GROSS INTERNAL FLOOR AREA - 8,400 SQ. FT / 780.36 SQ. M
- RENTAL - £36,500 PER ANNUM, EXCLUSIVE
- SUPERB RURAL SETTING - LESS THAN 2 MILES FROM THE A38
- AVAILABLE ON A NEW LEASE

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LOCATION

The site stands on an estate in a superb rural location near Barton-under-Needwood, which provides a mix of office and industrial / warehouse buildings and is less than 2 miles from the A38 trunk road.

Barton-under-Needwood is an East Staffordshire village located approximately 17 miles southwest of Derby, 25 miles northeast of Birmingham and 34 miles southwest of Nottingham.

DESCRIPTION

The subject premises comprises a terraced industrial unit of steel portal frame construction, benefiting from concrete floor, 3-phase electrical power, LED pendant lighting and a sliding loading door, situated beneath a pitched steel-clad roof with translucent rooflights.

Internally, the property provides open plan industrial / warehouse space with a WC facility located externally on the development.

The site is monitored by CCTV, with electric gated access and has ample parking.

ACCOMMODATION

The measurements of the unit have been provided and confirmed by the landlord.

Area	Sq Ft	Sq M
Total	8,400	780.36

SERVICES

We understand that 3-phase electricity, water and drainage are connected to the property.

TENURE

The subject unit is available to let for a negotiable period of time on a full repairing and insuring basis.

PRICE

The property is available to rent at a figure of £36,500 per annum, exclusive of VAT and all other outgoings.

SERVICE CHARGE

The tenant will contribute towards the costs of the common areas of the estate by way of a service charge. Further details upon application.

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 A+ (-25).

LEGAL COSTS

Each party shall be responsible for their own legal costs in connection with any letting.





VIEWING

By appointment with Rushton Hickman Limited.



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