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RUSHTON HICKMAN

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PROPERTY CONSULTANTS

FOR SALE

PART LET OFFICE & INDUSTRIAL DEVELOPMENT

LAKESIDE BUSINESS PARK
ASHBOURNE
STAFFORDSHIRE
DE6 5GZ

- OF INTEREST TO OCCUPIERS OR INVESTORS
- SUITE 1 (OFFICES) - 740 SQ FT (68.75 SQ M)
- SUITE 2 (OFFICES) - 740 SQ FT (68.75 SQ M)
- WORKSHOP 1 - 639 SQ FT (59.4 SQ M)
- WORKSHOP 2 - 301 SQ FT (28 SQ M)
- SUITE 1 AND WORKSHOP 1 ARE AVAILABLE WITH VACANT POSSESSION WHILST SUITE 2 AND WORKSHOP 2 ARE LET
- OFFERS INVITED IN THE REGION OF £215,000
- EPC GRADE - SUITE 1 D(96), SUITE 2 C(71)

LAKESIDE BUSINESS PARK, ASHBOURNE, STAFFORDSHIRE

DIRECTIONS

Travelling from Sudbury to Draycott-in-the-Clay along the A515 (Station Road) at the traffic island on the edge of Draycott-in-the-Clay turn left towards Tutbury and then immediately right into the gated access drive to Lakeside Business Park as identified by our board.

SITUATION AND DESCRIPTION

The development comprises 2 office suites (one Let and one available with vacant possession) together with a workshop unit. The development is in a rural setting just off the A515 trunk road in Draycott -in-the-Clay very close to its junction with the A50 at Sudbury.

This development comprises a steel frame building which has been divided into two office suites and a workshop unit.

ACCOMMODATION

SUITE 1
This is an office suite with a total net floor area of approximately 740 sq ft (68.75 sq m) comprising an open plan general office and a private office.

SUITE 2
This is an office suite with a total net floor area of approximately 740 sq ft (68.75 sq m) comprising an open plan general office and a private office.

These 2 office suites share an entrance lobby with ladies and gent toilets and kitchen facilities. They also have the benefit of CCTV and an intruder alarm.

WORKSHOP 1
This has a gross internal floor area of 639 sq ft (59.4 sq m) with 2 electrically operated roller shutter doors, florescent lighting, solid concrete floor and use of a shared WC.

WORKSHOP 2
This has a gross internal floor area of 301 sq ft (28 sq m) with electrically operated roller shutter door, florescent lighting, solid concrete floor.

There is on site car parking with site boundaries to be agreed.

Suite 1 and Workshop 1 are also available to let and please ask for a copy of our marketing details reference C1297.

PLANNING

Our Clients inform us that the premises have planning consent for B1 office use. Further information can be obtained from East Staffordshire Planning Department on 01283 508000.

SERVICES

Mains electricity and water are connected to the property. Surface water is a soak away and foul drainage is connected to the mains. The office suite benefits from a shared oil fired central heating system with wall mounted hot water radiators. The cost of running the central heating is included within the rent.

TENURE	Freehold with vacant possession of Suite 1 and the Workshop. Suite 2 and Workshop 2 is let to Virgin Care Services Limited on a 3 year Lease with affect from 13 April 2017 at a rental of £9,000 per annum plus VAT and exclusive of Business Rates.
RENTAL	Offers invited in the region of £215,000 for the Freehold interest in the premises subject to the Lease detailed above but with vacant possession of Suite 1 and Workshop 1.
ENERGY PERFORMANCE CERTIFICATE	The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.
LEGAL COSTS	Each party to be responsible for their own legal costs incurred in the transaction.
VIEWING	By appointment with Rushton Hickman Limited
REFERENCE	C1652 - 11042019

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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All prices and rents are expressed net of VAT.

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