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PROPERTY CONSULTANTS

TO LET

QUALITY OFFICE SUITE

SUITE 5A

ANSON COURT

HORNINGLOW STREET

BURTON UPON TRENT

STAFFORDSHIRE

DE14 1NG



- **NET INTERNAL OFFICE AREA - 872 SQ FT (81.01 SQ M)**
- **ALLOCATED CAR PARKING**
- **SITUATED ON THE PRESTIGIOUS ANSON COURT DEVELOPMENT**
- **RENTAL £12,250 PLUS VAT, PER ANNUM EXCLUSIVE OF RATES**
- **EPC GRADE - C(70)**

SUITE 5A, ANSON COURT , HORNINGLOW STREET, BURTON UPON TRENT , STAFFORDSHIRE

SITUATION AND DESCRIPTION

Anson Court is a prestigious office development on the edge of Burton upon Trent town centre with easy access and in a secure environment. There is ample on site car parking and car parking spaces will be allocated to the suite, in addition to a visitors car park.

ACCOMMODATION

These ground floor offices have a net office area of **872 sq ft (81.01 sq m)**. The suite benefits from shared kitchen and WC facilities.

CAR PARKING

There are allocated car parking spaces close to the suite in addition to dedicated visitors car parking.

TENURE

The property is available on a new lease for a flexible term of years incorporating rent reviews ever 3 years.

Business rates are payable separately direct to East Staffordshire Borough Council.

RENTAL

£12,250 plus VAT, per annum exclusive of rates.

RENT DEPOSIT

A rent deposit of at least £1,000 is payable, subject to status.

SERVICE CHARGE

The tenant is responsible for internal repairs and decoration. A service charge is levied to cover the cost of external maintenance of the buildings and site generally, including landscaping, external decorations, all repairs and refuse collection. A secondary service charge covers the cost of maintenance and upkeep of the internal communal area of the building which also includes all gas, electricity and water charges.

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

The tenant is to be responsible for their own legal costs and pay a contribution of £750 plus VAT towards the Landlord's legal costs.

VIEWING

By appointment with Rushton Hickman Limited.

REFERENCE

C1787 - 28052020

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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