



C4 Beeches Park, Eastern Avenue, Stretton, Burton-upon-Trent Staffordshire, DE13 0BB

Prominent two-storey offices, extending to 4,039 sq. ft. / 375.22 sqm. Within a popular and established Business Park, and opposite a McDonalds, convenient for the A38 and A50.

Excellent car parking

TO LET on a New Lease

C4 Beeches Park, Eastern Avenue, Stretton, Burton-upon-Trent, Staffordshire, DE13 0BB

LOCATION

The property is situated at the front, and in a prominent position, of Beeches Park, which is an established and popular trading location, with nearby occupiers including; Screwfix, McDonalds, and E.On. Directly opposite is a Starbucks, and the site sits adjacent to the A5121 Derby Road, the principal traffic route into Burton-upon-Trent from the north, and this provides a connection to the A38, and onwards to the A50, the M1/M6 link road.

DESCRIPTION

The property provides well specified offices, which can be Let either is a whole of on a floor-by-floor basis. The offices have the benefit of raised computer access floors, with 13-amp power sockets and telecommunication points at regular centres, suspended ceilings incorporating category-II lighting, kitchen on each floor, together with Ladies and Gents WC facilities. The offices also have the benefit of air-conditioning/comfort-cooling, and are of a predominantly open-plan nature.

ACCOMMODATION

Ground Floor	Offices	1,963 sq. ft.	182.4 sqm.
(including the kitchen)			
First Floor	Offices	2,076 sq. ft.	192.9 sqm.
(including boardroom, directors office and kitchen)			
Total NIA		4,039 sq. ft.	375.22 sqm.

The property will benefit from twenty car parking spaces.

SERVICES

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

RATEABLE VALUE

Ground Floor	Offices and Premises	£13,500
First Floor	Offices and Premises	£13,500
Parking for FF	Parking Space and Premises	£2,000

RENT

Guide Rent - £40,000 (forty thousand pounds) per annum exclusive (pax). However, subject to covenant and lease terms, our client will offer generous incentives, in the form of either rent-free period or stepped rent.

LEASE TERMS

The premises are available by way of a brand new full repairing and insuring (FR&I) Lease, for a term to be negotiated.

VALUE ADDED TAX (VAT)

VAT is payable on the rent and service charge.

LEGAL COSTS

Each party to bear their own.

ENERGY PERFORMANCE CERTIFICATE (EPC)

D88. A copy of the certificate is available on request.

VIEWINGS

Strictly by prior appointment with the Sole Agents, on: -
01332 290390 / andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT

