

# TO LET

(BY WAY OF ASSIGNMENT / SUBLETTING)

## WAREHOUSE AND OFFICE PREMISES

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Lichfield Road,  
Branston Industrial Estate,  
Burton on Trent, Staffordshire, DE14 3HD



### Current Rent: £200,000 p.a.x.

- Offices, warehousing, mezzanine facilities and gatehouse comprising approximately 7,942.55 m<sup>2</sup> / 85,463 sq.ft.
- Strategic location adjacent to the A38, close to Centrum 100 and the newly developed Burton Gateway Business Park and Marley Ltd.
- Warehouse eaves height up to approximately 4.80m / 16'.
- Secure site with the benefit of intercom access, security barriers and adjoining gatehouse.



184 Horninglow Street,  
Anson Court,  
Burton upon Trent, DE14 1NG

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## Location

The premises are strategically located fronting the A38 and benefits from convenient links to the A50 and national road network.

## Travel Distances

Birmingham	34 miles	(55km)
Derby	15.6 miles	(25km)
London	128 miles	(206km)
Leicester	40.4 miles	(65km)
Manchester	87 miles	(140km)
Nottingham	32.1 miles	(52km)
Sheffield	69 miles	(111km)
Stoke on Trent	37.1 miles	(60km)

## Description

### Gatehouse

A single storey brick constructed building with a pitched, tile clad roof and adjoining security intercom access barriers.

### Offices

A predominantly, modern two storey cavity brick constructed building with a pitched, tile clad roof and a single storey section adjoining of the same construction which was a former training centre. The offices have a mixture of powder coated, aluminium framed and uPVC double glazed entrance doors and window units, carpet tiled floor coverings, open plan and private, partitioned offices, kitchen and staff rest rooms, disabled, male and female toilet facilities. There is data and service wiring, suspended ceilings with diffused fluorescent strip lighting.

## Warehousing

This is divided into three bays and the building is of detached, steel portal frame and steel trussed construction on a sealed, concrete base with brick/concrete block and profile, steel sheet clad infills and a pitched, steel sheet clad roof incorporating translucent lights. Internally, Bay 1 comprises a concrete block partitioned area with office and separate storage facilities, mezzanine above and there are also concrete mezzanine facilities to part of the rear section. Also incorporated internally are various partitioned stores/offices and there is a mixture of fluorescent strip and halogen lighting and the height to eaves is approximately 4.80m / 16'. Working heights to the mezzanine areas have a maximum to the ground floor of 3.50m / 12' and at first floor level, 3m / 10'. There are a number of doors to front, and side elevations comprising insulated, steel panelled and traditional steel, roller shutter facilities.

The site comprises approximately 1.80 hectares / 4.50 acres, in total which includes the rear section let to Adient and with the access, used in conjunction with them by way of an intercom system, security barriers and adjoining gatehouse. There are ample parking and service areas.

## Accommodation

All areas referred to in these particulars are approximate.

Gatehouse:	15.00m <sup>2</sup> / 162 sq.ft.
Offices Ground & First Floor (net)	927.00m <sup>2</sup> / 9,975 sq.ft
Warehousing (gross):	4,896.74m <sup>2</sup> / 52,689 sq.ft.
Mezzanines:	2,103.81m <sup>2</sup> / 22,637 sq.ft.
<b>Total:</b>	<b>7,942.55m<sup>2</sup> / 85,463 sq.ft.</b>



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## Services

All mains services are connected to the premises.

Heating to the offices is by way of two Ferroli gas fired boilers serving a central heating system. There are also air conditioning units but we understand that this system is currently redundant.

## Rates

The premises have the following rateable values:

Offices:	£45,500
Warehouse:	£166,000
Gatehouse:	£690

(East Staffordshire Borough Council)

## Lease Terms

The premises are held on a full repairing and insuring lease (which is subject to a photographic Schedule of Condition) for a term of ten years from 18 June 2021 and which is subject to a rent review at the fifth year.

**The current rent is £200,000 per annum exclusive which rises to £250,000 per annum exclusive from 19 June 2022 for the remainder of the term up to the review.** The rent is to be paid quarterly in advance.

In addition, there is a tenant only break clause at the end of the fifth year and which is subject to a penalty of £62,500.

A copy of the lease is available upon request.

## Value Added Tax

The rent will be subject to value added tax.

## Service Charge

A service charge will be payable by the Tenant in respect of the maintenance, repair, insurance and so forth of the communal areas.

## Energy Performance Certificate

The property has an energy performance rating of Band C.

A copy of the Energy Performance Certificate is available upon request.

## References and Accounts

The Landlords will require four references from interested parties to include their bank, accountants and two trade or personal referees together with three years audited accounts.

## Legal Costs

The incoming tenant, be that an assignee or by way of a sublease, will be responsible for the Landlord's reasonable legal and surveyor's costs in respect of the Licence to Assign or Sublet. Otherwise each party are to bear their own costs incurred in the transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.



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## Viewing / Further Information

For further information or to arrange a viewing please contact the sole agents:-

### Salloway:

Tel: 01283 500030

Email: [burton@salloway.com](mailto:burton@salloway.com)

4928/1-110  
127003



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