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PROPERTY CONSULTANTS

TO LET

INDUSTRIAL / WAREHOUSE UNIT

**UNIT 101 MARCHINGTON INDUSTRIAL ESTATE
STUBBY LANE
MARCHINGTON
UTTOXETER
STAFFORDSHIRE
ST14 8LP**



- **GROSS INTERNAL FLOOR AREA APPROXIMATELY 3,196 SQ FT (297 SQ M)**
- **OFFICES AND AMENITY FACILITIES**
- **STORAGE ABOVE OFFICE AND AMENITY BLOCK 423 SQ FT (39.3 SQ M)**
- **LOADING AND PARKING TO FRONT OF UNIT**
- **ESTABLISHED INDUSTRIAL ESTATE WITH 24HR ON-SITE SECURITY**
- **APPROXIMATELY 4 MILES FROM THE A50**
- **RENTAL OFFERS AROUND £17,500 PER ANNUM EXCLUSIVE OF BUSINESS RATES**
- **EPC GRADE E (104)**

**UNIT 101 MARCHINGTON INDUSTRIAL ESTATE, STUBBY LANE, MARCHINGTON,
UTTOXETER, STAFFORDSHIRE**

SITUATION AND DESCRIPTION

Marchington Industrial Estate offers over 1.3 million sq ft of modern industrial / warehousing in 34 buildings ranging in various sizes. The estate is a fully managed development with 24hr on-site security and gated access from Stubby Lane.

The development is approximately 4 miles east of Uttoxeter, 10 miles west of Burton upon Trent and approximately 4 miles from the A50 trunk road, which provides dual carriageway access to the M6 and M1 motorways.

ACCOMMODATION

The premises have a gross internal ground floor area of approximately **3,196 sq ft (297 sq m)** with solid concrete floor, eaves height of approximately 5.25m, overhead lighting and a roller shutter loading door (3.5m wide by 4.7m high).

There is ancillary accommodation as follows:

- Reception office
- Private office
- Locker room
- WC with wash hand basin

There is additional potential storage above the office / amenity block of approximately **423 sq ft (39.3 sq m)**.

There is loading and parking to the front of the unit.

SERVICES

Mains water, drainage and 3-phase electricity is available to the unit.

RENTAL

Rental offers are invited around £17,500 per annum plus VAT exclusive of business rates.

SERVICE CHARGE

Each tenant within Marchington Industrial Estate contributes towards the cost of managing and maintaining the external communal areas of the estate by way of a service charge. Further details on application.

LEASE TERMS

The premises are available on a new fully repairing and insuring lease for a term of years to be agreed incorporating 3 yearly rent reviews.

**ENERGY PERFORMANCE
CERTIFICATE**

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. For a copy of the EPC click on the link - <https://find-energy-certificate.digital.communities.gov.uk>

LEGAL COSTS

The ingoing tenants are to be responsible for their own and the landlord's legal costs.

VIEWING

By appointment with the joint agents:

Rushton Hickman Limited
186 Horninglow Street
Anson Court
Burton upon Trent
DE14 1NG
Tel: 01283 517747
Contact: Paul Rushton
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REFERENCE

C1928 – 11082021



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All prices and rents are expressed net of VAT.

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