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PROPERTY CONSULTANTS

TO LET

SECOND FLOOR OFFICE SUITES

SUITES 5D & 5F
ANSON COURT
HORNINGLOW STREET
BURTON UPON TRENT
STAFFORDSHIRE
DE14 1NG



- **SUITE 5D - NET INTERNAL AREA - 522 SQ FT (48.49 SQ M)**
- **SUITE 5F - NET INTERNAL AREA - 516 SQ FT (47.94 SQ M)**
- **AVAILABLE SEPARATELY OR AS A WHOLE**
- **ALLOCATED CAR PARKING**
- **SITUATED ON THE PRESTIGIOUS ANSON COURT DEVELOPMENT**
- **RENTS FROM £7,000 PLUS VAT, PER ANNUM EXCLUSIVE OF RATES**
- **100% SMALL BUSINESS RATE RELIEF AVAILABLE (STS)**

**SUITES 5D & 5F, 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	Suite 5D - net internal office area - 522 sq ft (48.49 sq m) Suite 5F - net internal office area - 516 sq ft (47.94 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	Suite 5D - £7,000 plus VAT, per annum exclusive of rates. Suite 5F - £7,000 plus VAT, per annum exclusive of rates. Combined rental £12,995 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.
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	C1762 - 18022020

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

PROPERTY MISDESCRIPTIONS ACT: Rushton Hickman Limited would like to point out (a) the property particulars are a general outline guide only for the guidance of any potential purchaser or tenant and do not constitute part of an offer or contract (b) all descriptions are given in good faith and are understood to be correct but any intending purchaser or tenant should not rely on them as statements of fact and must thereby satisfy themselves by their own inspection or by their own qualified surveyor (c) details of service connections and installations have been based upon information supplied by our clients and interested parties should verify its accuracy. No tests have been carried out on any service installations and we cannot therefore warrant their condition or serviceability.

All prices and rents are expressed net of VAT.

Rushton Hickman Limited for themselves, and for the Vendors/Lessors of this property whose Agents they are, give notice that:

(i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of any offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each of them; (iii) no person in any employment of Rushton Hickman has any authority to make or give any representation or warranty whatever in relation to the property.