



## TO LET

WHITEOAKS FARMING, OAKLANDS FARM,  
COTON ROAD, WALTON-ON-TRENT,  
SWADLINCOTE, DE12 8LP

**INDUSTRIAL** 5,163 SqFt (479.64 SqM)

### KEY FEATURES

- GROSS INTERNAL FLOOR AREA 5,163 SQ FT (479.7 SQ M)
- FOOD GRADE SPECIFICATION, INCLUDING WIPE-DOWN WALLS, COLD STORE, RESIN FLOORING, INTERNAL DRAINAGE AND FULLY INSULATED
- RENTAL OFFERS AROUND £41,500 PER ANNUM EXCLUSIVE OF BUSINESS RATES

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## SITUATION AND DESCRIPTION

This modern food grade unit is located on Oaklands Farm on Coton Lane, Walton-on-Trent, approximately 6 miles from Burton upon Trent and 7 miles from Swadlincote. The A38 can be accessed at Barton-under-Needwood via a restricted width / weight bridge, or at Alrewas.

The unit is detached and fitted out to a food grade specification with loading doors, office / changing facilities, a cold store and an adjoining yard.

## ACCOMMODATION

The premises have a total gross internal floor area of **5,163 sq ft (479.7 sq m)**, comprising as follows:

### Food Grade Unit - 4,850 sq ft (450 sq m)

- Fully insulated
- Cold store
- Babcock oil fired boiler (provides heat for the industrial process)
- Water softener system
- Liquid processing wash-down system
- Wash-down lining to walls and roof
- Resin floors
- Internal drainage system
- Fluorescent lighting
- Eaves height of 4.25 m
- 3 loading doors

### Amenity Facilities - 313 sq ft (29.1 sq m)

- Reception / kitchen
- Locker room / changing facilities
- WC with wash hand basin

### Adjoining Yard

At the side of the unit, there is a yard suitable for parking, loading and storage.

Please see floor plan attached, although please note that the internal layout differs from that shown on the plan and the loading doors are in a different position.

## RENTAL

Rental offers invited in the region of £41,500 per annum exclusive of business rates.

## LEASE TERMS

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

## EPC

D(81) - for a copy of the EPC, click on the link <https://find-energy-certificate.digital.communities.gov.uk>

## SERVICES

Mains electricity, water and drainage are available to the premises.

## LEGAL COSTS

Each party are to be responsible for their own legal costs.





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Bing

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## VIEWING

By appointment with Rushton Hickman Limited.



### CONTACT

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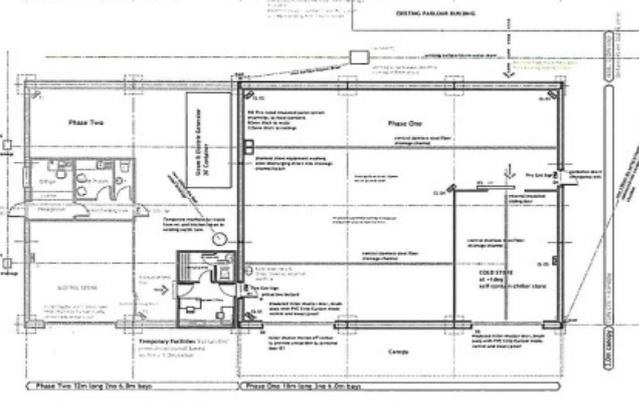
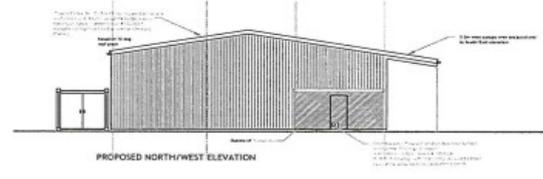
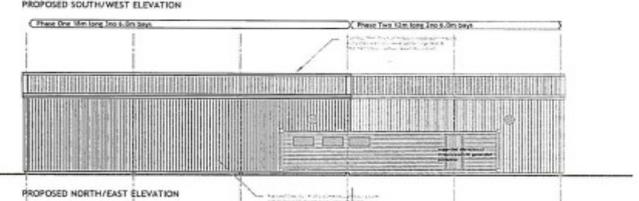
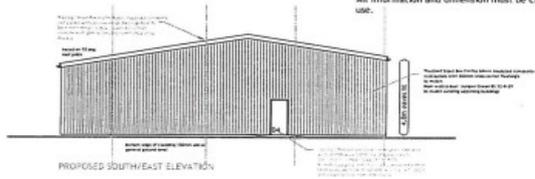
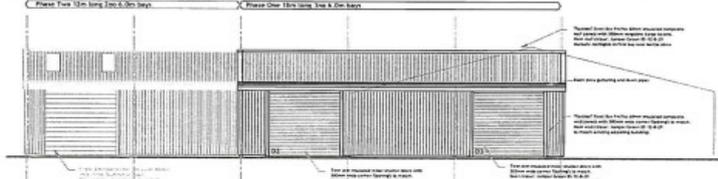
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All prices and rents are expressed net of VAT

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PHASE 1: GENERAL ARRANGEMENT LAYOUT ONLY

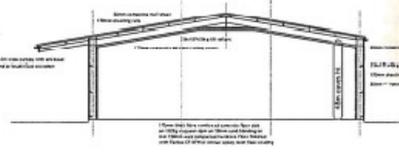
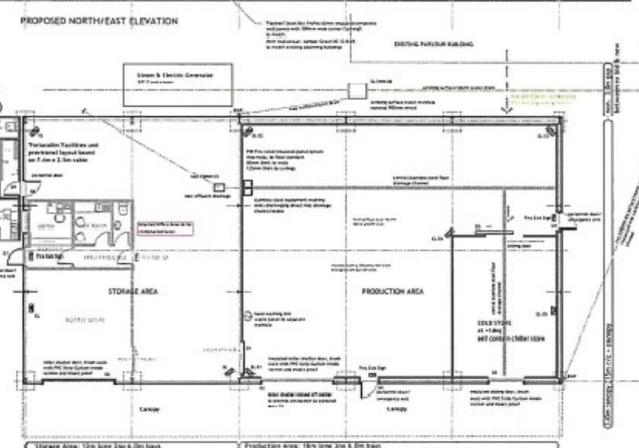
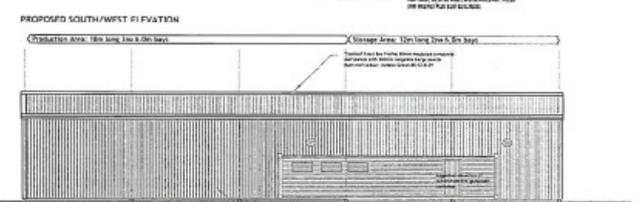
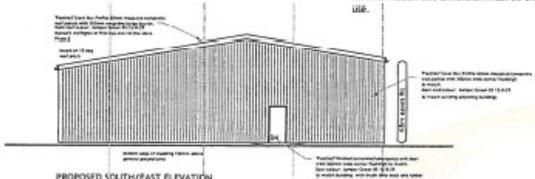
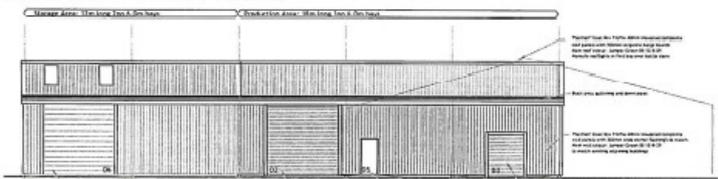
This drawing is for Building Regulation purposes only and is indicative of the proposals and should not be used as construction drawing. All information and dimension must be checked before use.



<b>AST ARCHITECTURAL SURVEYORS LTD</b>	
Mr G L WHITE	
OAKLANDS FARM COTTON ROAD, WALTON ON TRENT SWADLINCOTE, DE12 5LP	
PROPOSED MILK PROCESSING PLANT FOR WHITE OAKS FARMING	
Drawing No: GENERAL ARRANGEMENT PLAN B ELEVATIONS, PHASES 1 & 2	
Date: 2011	
Drawing No: 2011-WNB-112	
Scale: 1:50	

PHASE 2: GENERAL ARRANGEMENT LAYOUT ONLY

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