



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

Very well appointed first floor office premises,
extending to 2,076sq.ft / 192.9sq.m.

Superb location, convenient for Burton upon Trent, the A38 and the A50.

Ten allocated car parking spaces.

TO LET
£24,000 PAX

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LOCATION

The property is situated at the front of the Beeches Park development, a popular trading location with nearby occupiers including Screwfix, City Plumbing Supplies and McDonalds. Beeches Park is adjacent to the A5121, Derby Road and provides ease of access to Burton upon Trent to the south, the A38, approximately a quarter of a mile to the north, which in turn provides a direct link to the A50 and the M6 toll road, creating ease of access to both the East and West Midlands.

DESCRIPTION

A very well appointed self-contained, first floor suite, benefiting from raised computer access floors, comfort-cooling/heating, Ladies and Gents WC's, aluminium-framed double glazed windows, and generous car parking with ten allocated spaces.

ACCOMMODATION

The more specific accommodation arrangements are as follows;

NIA - 2,076sq.ft 192.9sq.m

SERVICES

We understand that mains electricity, water and drainage are available and connected to the property.

BUSINESS RATES

Description	Rateable Value
Offices and Premises	£20,000

LEASE TERMS

The premises are available by way of a brand new full repairing and insuring lease for a term to be negotiated.

RENT

£24,000 (twenty-four thousand pounds) per annum exclusive, plus VAT.

Subject to lease terms and covenant strength, incentives may be available.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs, in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating - 88

EPC Band - D

A copy of the certificate is available on request.

VIEWINGS

Strictly by prior arrangement with the Sole Agents; Gadsby Nichols

21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390

Email: commercial@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

