

## Economical warehouse/storage unit on secure industrial estate with great connections to the A38/A50/M1

223m<sup>2</sup>  
(2,403ft<sup>2</sup>)

- Clear span warehouse accommodation
- Well established industrial estate
- 24 hour on site security
- Roller shutter loading door
- Short term leases available 1 – 3 years
- Rent £10,814 per annum



**TO LET**



Location



Gallery



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## Location

Drakelow Business Park is situated on Walton Road in South Derbyshire, approximately 2 miles south of Burton on Trent.

The estate benefits from good road links with excellent connectivity to the A38 in turn linking to the A50, M1 and M6.

- A50 – 0.2 miles
- M6 – 13.6 miles
- M1 – 19.1 miles

## The Site

Drakelow Business Park is a multi-let industrial estate comprising industrial/warehouse accommodation and hard surfaced storage land. The business park benefits from CCTV and 24/7 security incorporating a gatehouse at the entrance of the site.

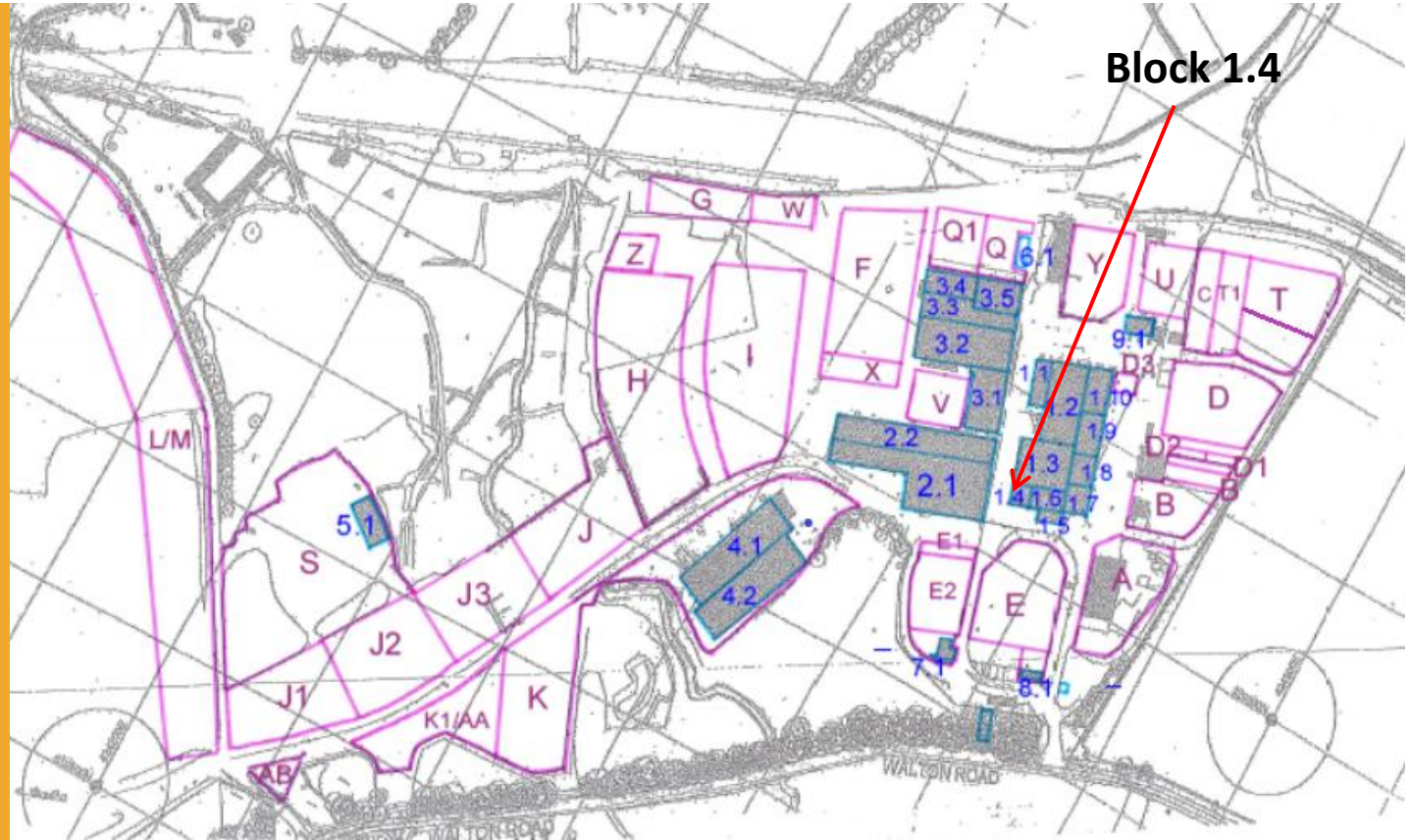
The specification for the warehouse units include roller shutter loading door and concrete flooring.

## Accommodation

the property provides the following approximate gross internal floor area:

Block	Size
1.4	2,403







Location



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## Business Rates

We note from the VOA website that the property currently has an entry as follows:

**Rateable value: £7,800**

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.

## VAT

VAT will be payable on the rent.

## Planning

Interested parties are recommend to make their own enquiries of the local authority as regards to planning consent.

The local planning authority is South Derbyshire District Council.

## Service Charge

Further details available on request.

## Legal Costs

Each party to be responsible for their own legal fees.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of C(60).



Location

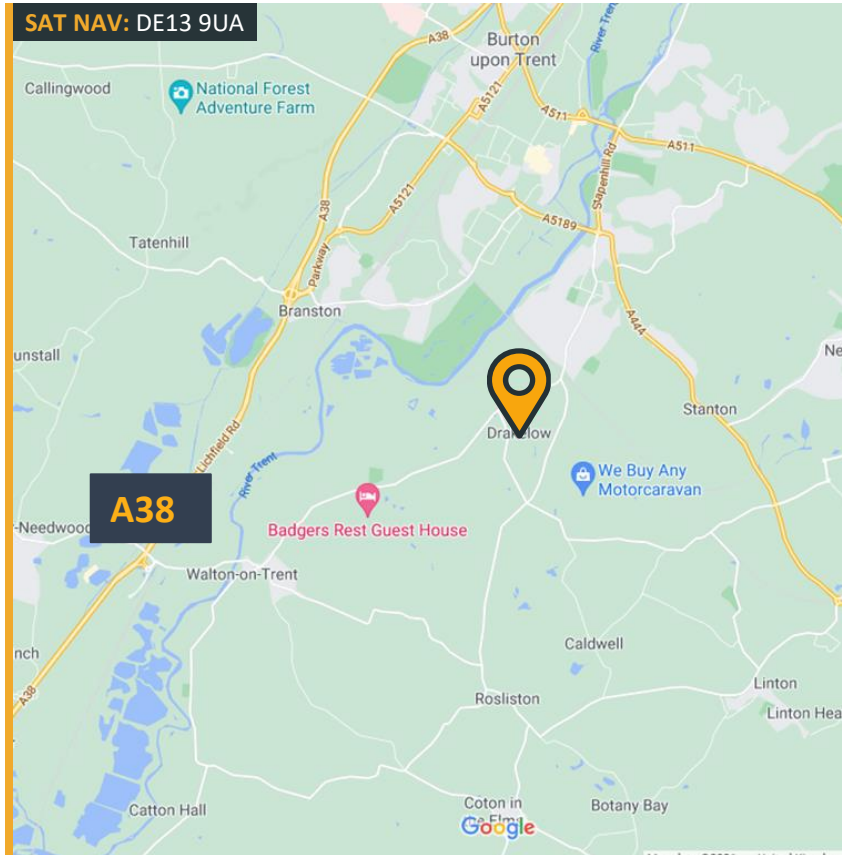


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**SAT NAV: DE13 9UA**



## Rent

The property is available to let on new lease terms at a rent of:-

**£10,814 per annum**

## Terms

The sites are available to rent on new lease terms for a period of 1 - 3 years. All leases are to be drawn outside the Landlord and Tenant Act 1954.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.