

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

3,092m²
(33,279ft²)

- Clear span accommodation
- Well established industrial estate
- 24 hour on site security
- 4 x roller shutter loading doors
- Short term lease available 1 – 3 years
- Hardstanding land available by separate negotiation
- Rent only £4.00 per square foot



TO LET



Location



Gallery



Contact



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, three phase power, roof lights and concrete flooring.

There is hard standing land up to 1.0 acres also available by separate negotiation.

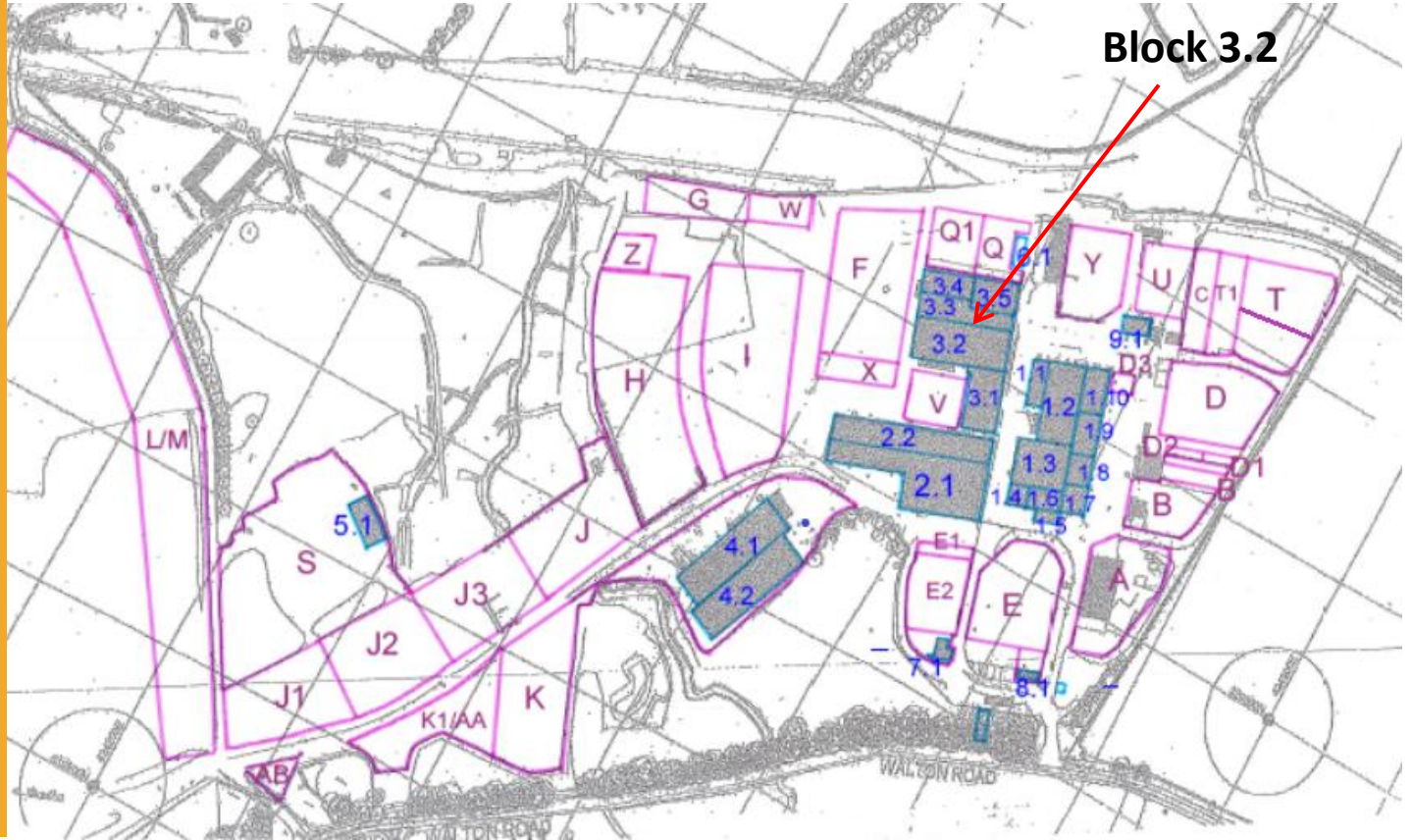
Accommodation

the property provides the following approximate gross internal floor area:

Unit	M ²	Ft ²
3.2	3,092	33,279



Site Plan





Business Rates

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

Rateable value: £71,000

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 is payable at the prevailing rate.

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).



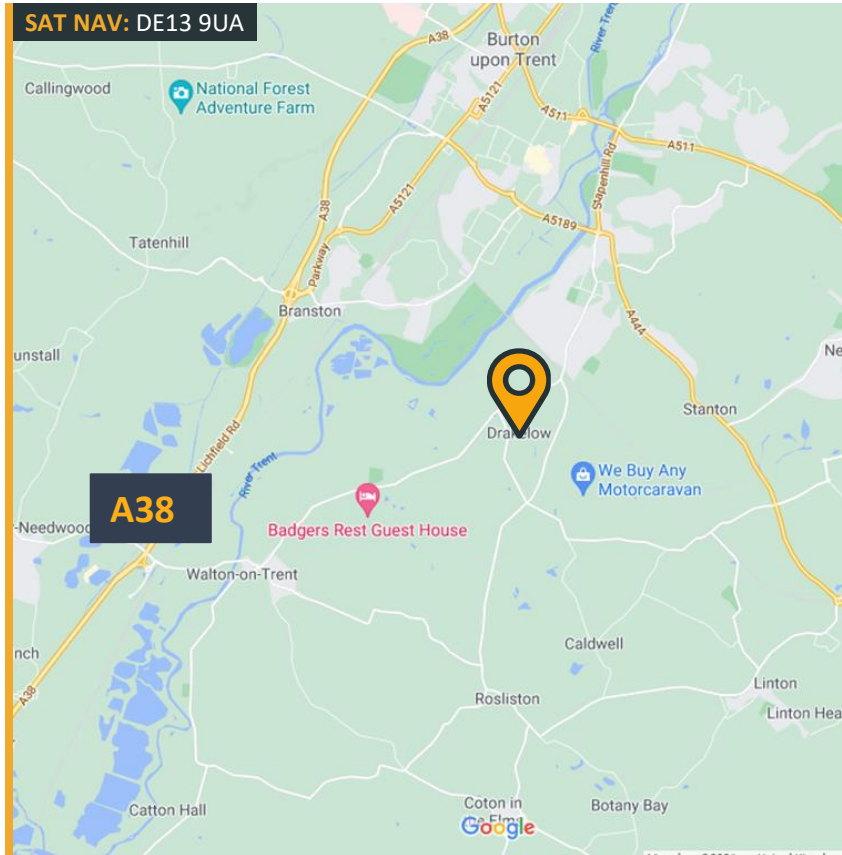
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Rent

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

£133,116 per annum

Terms

The unit is 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.