

Block 1.2 Drakelow Business Park | Walton Road | Burton on Trent | DE15 9UA

Warehouse/storage unit on secure industrial estate with great connections to the A38

1,270m²
(13,670ft²)

- Clear span warehouse accommodation
- Well established industrial estate
- 24 hour on site security
- Roller shutter loading door
- Car parking available
- 3 year leases offered
- Available September 2023
- Rent £61,515 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

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.

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
1.2	13,670



Energy Performance Certificate

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



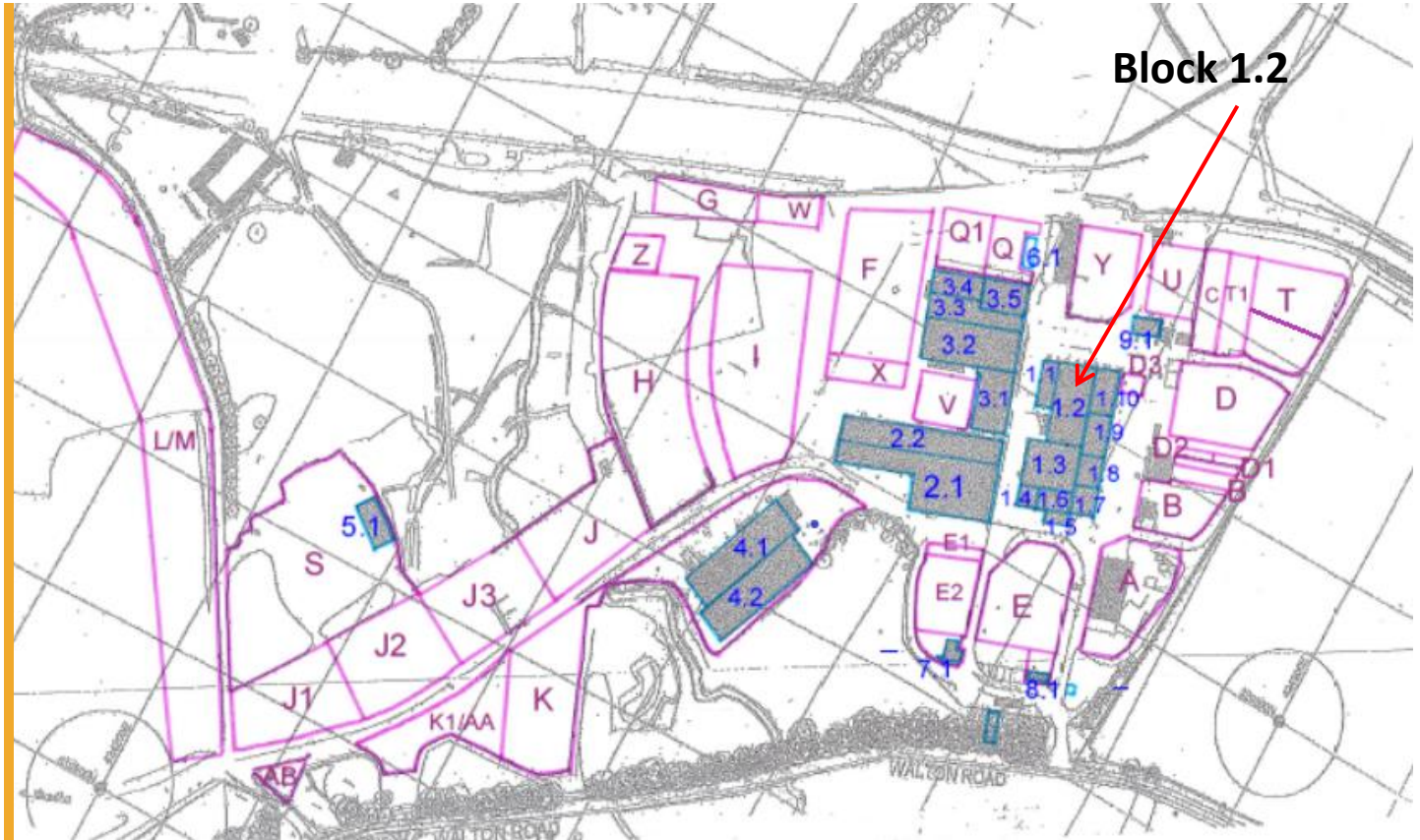
Location



Gallery



Contact





Location



Gallery



Contact



Terms

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

Business Rates

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

Rateable value: £31,500

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 recommended 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.



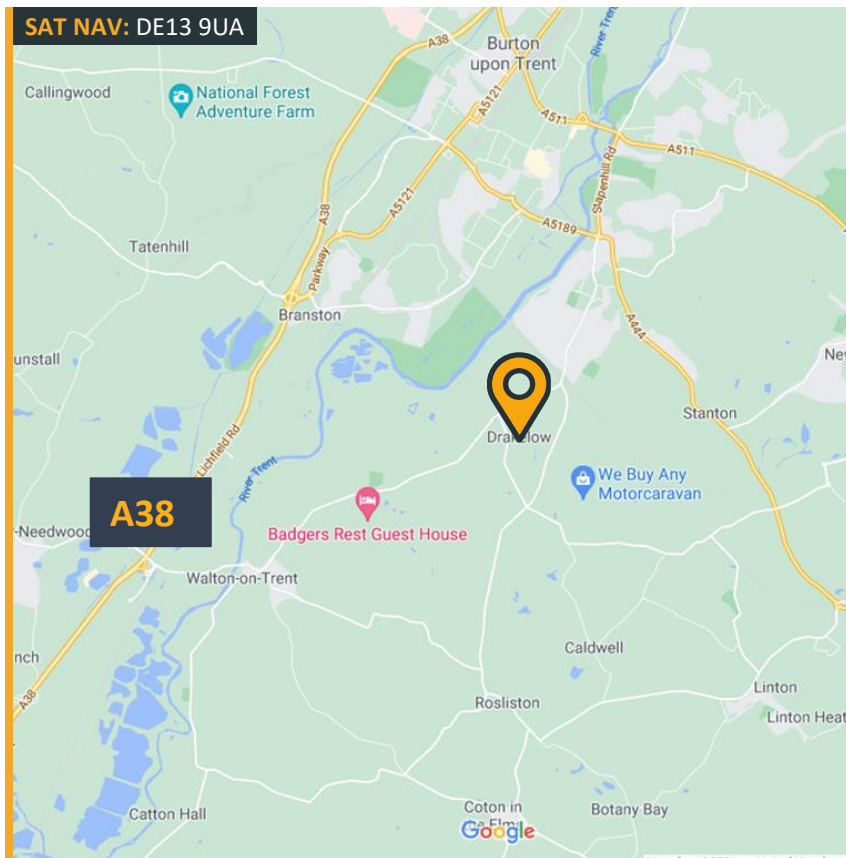
Location



Gallery



Contact



Rent

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

£61,515 per annum

Further Information

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

Corbin Archer

07929 716 330

Corbin.archer@fhp.co.uk

Darran Severn

07917 460 031

darran@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT

fhp.co.uk

13/06/2023

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