



## 8 Falcon Close, Hawkins Lane, Burton-upon-Trent, Staffordshire, DE14 1SG

A superbly situated Industrial Workshop, extending to  
2,250 sq. ft. / 209.1 sqm.

4.5m minimum to eaves.

Great prominence onto Hawkins Lane.

Car Parking to the rear.

**TO LET - £17,000 pax**

# 8 Falcon Close, Hawkins Lane, Burton-upon-Trent, Staffordshire, DE14 1SG

## LOCATION

Falcon Close is located off Hawkins Lane, one of the principal industrial trading locations within Burton-upon-Trent. The location is approximately half-a-mile to the north of Burton town centre.

## DESCRIPTION

The property comprises an industrial workshop, extending to approximately 2,250 sq. ft. with a 4.5m minimum eaves height. The property benefits from LED lighting, 10% translucent rooflights, and gas-blower heating, together with three-phase and 100-amp per phase electricity supply.



## ACCOMMODATION/FLOOR AREAS

The total area extends to 2,250 sq. ft./209.1 sqm., incorporating office, WC facilities, and kitchen.

## SERVICES

Mains gas, electricity, water, and drainage are available and connected. No tests have been undertaken, and no warranties are given or implied.

## RATEABLE VALUE

The property is assessed for non-domestic rating purposes as 'Gym and Premises' with a rateable value of £17,000 (seventeen thousand pounds).

## TERMS

The property is available by way of a new lease, for a minimum term of three-years, at a rent of £17,000 (seventeen thousand pounds) per annum exclusive (pax), and will be available from November 2023.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned, and can be made available once received.

## VIEWINGS

Strictly by prior appointment through the sole agents: - Gadsby Nichols

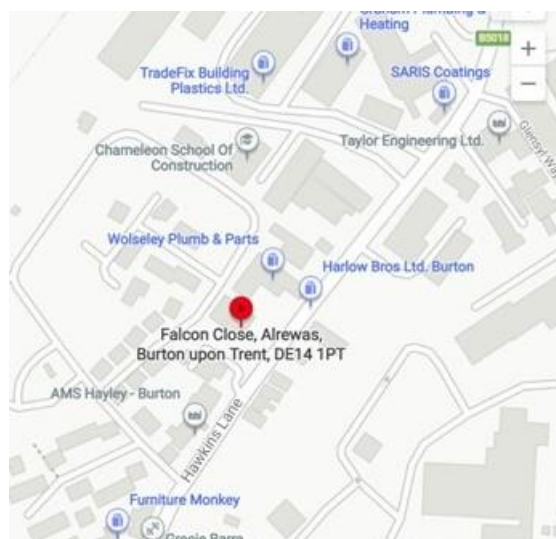
Tel: 01332 290390 / 07501 525352

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## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT



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