



## Unit A2 Beeches Park, Eastern Avenue, Stretton, Burton-upon-Trent, Staffordshire, DE13 0BB

A well-presented Warehouse/Light Industrial Unit, with Office, and Amenity space having a ground floor of 7,420 sq. ft./689.6 sqm., together with mezzanine storage above the office and amenity of 258 sq. ft./24 sqm.

Benefiting from excellent circulation and car parking, within a popular and established trading location.

Nearby occupiers include; DHL, NCCO, E.On, Screwfix, and City Plumbing, together with McDonalds, Costa Coffee, and Subway.

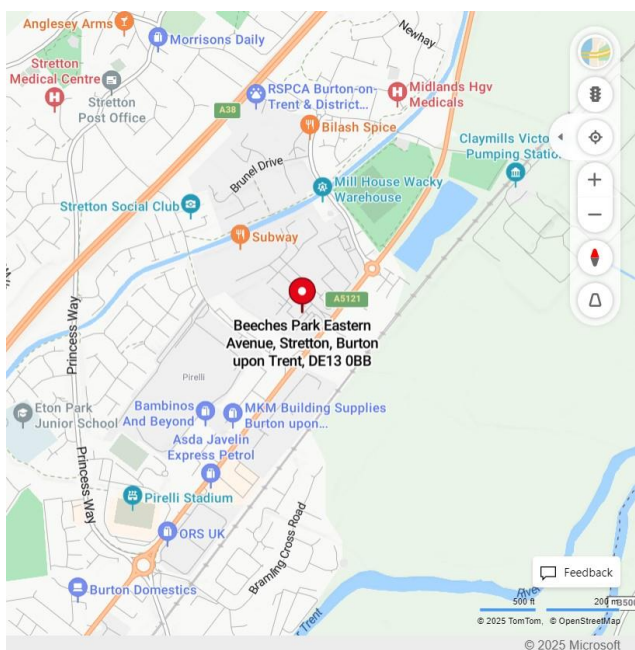
## Available to Let on a new Lease at £50,000 pax



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## LOCATION

Beeches Park is a popular and established trading location, with occupiers including; City Plumbing, Screwfix, and McDonalds, amongst others, and benefits from excellent accessibility off Eastern Avenue within Stretton, lying approximately 1.5-miles north of Burton town centre, and 0.5-miles south of the A38. Ease of access is afforded to the A50, the M1/M6 link road, with Burnaston approximately 4-miles to the north.



## DESCRIPTION

The property comprises a well-presented light industrial and warehouse space, with offices and amenity. The unit is of steel portal frame construction, with a minimum eaves of 6m to the inside of haunch, sealed concrete floor, suspended LED lighting, and sectional service access door to the front elevation. Internally, to the left is a kitchen, ladies, gents, and accessible WCs, and to the right along the front elevation are offices with three-compartment skirting trunking, and LED lighting. Externally, is an extensive concrete-paved yard with gated entrance to Eastern Avenue. The yard is shared with adjacent occupiers NCCO. The unit benefits from 12 allocated car parking spaces.

## FLOOR AREAS

Warehouse/Light Industrial Space	7,420 sq. ft.	696 sqm.
(including offices of: - with mezzanine over)	258 sq. ft.	24 sqm.
Total GIA	7,679 sq. ft.	713.6 sqm.



## SERVICES

It is believed that mains, gas, electricity, water, and drainage are connected. No tests have been undertaken, and no warranties are given or implied.

## BUSINESS RATES

Warehouse & Premises                      RV £39,750

## LEASE TERMS

The premises are available by way of a brand new FR&I lease, for a term to be negotiated, subject to a minimum of 5-years.

## RENT

£50,000 (fifty thousand pounds) per annum exclusive (pax).

## SERVICE CHARGE

A service charge is levied on the estate to cover external maintenance, and landscaping. Further details are available upon request.

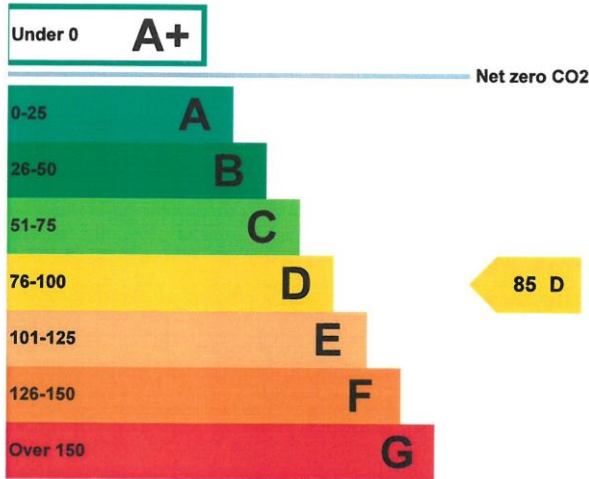
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## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D85, valid until 8<sup>th</sup> November 2030.

### Energy rating and score

This property's energy rating is D.



## VIEWINGS

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

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

## 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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