

TO LET - INDUSTRIAL / OPEN STORAGE

# YARD & BUILDINGS

Lichfield Road, A38, Burton upon Trent, DE14 3HD



## Key Highlights

- 14,951 sq ft
- 2.59 acres
- Excellent access on to the A38
- Secure access / boundary
- 7 level access loading doors
- Min 3.75m eaves
- Concrete surface
- 190KVA

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## Description

The property comprises a site of 2.59 acres alongside a traditional warehouse/factory unit. The site is level and secure with perimeter fencing / gates around the boundary. The building provides an open plan concrete frame premises with generous loading, LED lighting, inset roof lights, and separate offices/welfare to front and side of the building.

## Location

The property benefits from a strong location south of Burton upon Trent. Access to the region is easy via the A38, A50 and A5, with the national motorway network also within easy reach. A range of notable occupiers are located nearby including Marley, Hellman Worldwide Logistics, LIT Logistics and Aggregate Industries.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse/Factory	13,984	1,299.16	Available
Ground - Office	341	31.68	Available
Ground - Office / Welfare	626	58.16	Available
<b>Total</b>	<b>14,951</b>	<b>1,389</b>	

## Rateable Value

£43,750

## EPC

An EPC has been commissioned and will be available upon request.

## Service Charge

Occupiers will pay towards costs of upkeep and maintenance of common areas. Further information upon request.

## Utilities

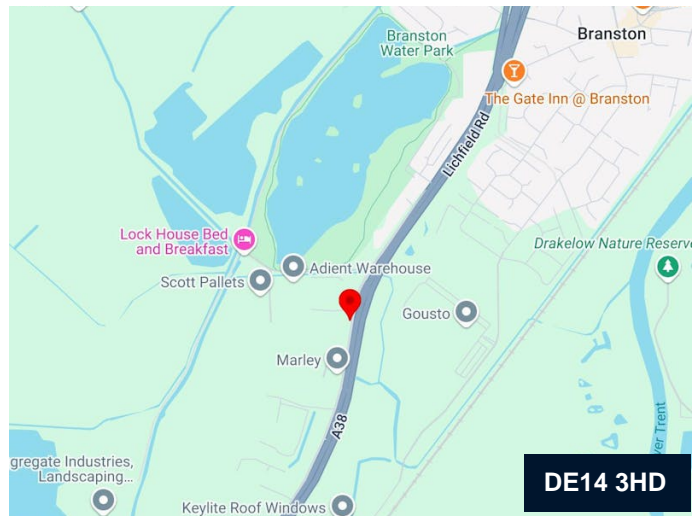
The property benefits from mains power, water and drainage.

## Viewings

Viewings strictly by appointment with the sole agents.

## Terms

The property is available by way of a new lease for a term of years to be agreed.



## Contact

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