

TO LET | £12.00 Per Sq Ft

High Quality Office



Second Floor Gibraltar House, Crown Sqaure, Centrum 100,
Burton, Burton On Trent, Derbyshire, DE14 2WE

2,940 Sq Ft | 273.13 Sq M

DB

DAVID BROWN



RICS

COMMERCIAL



Location

Burton upon Trent is a large industrial town, having a population in the region of 60,000, situated with the Borough of East Staffordshire adjacent to the A38 dual carriageway.

The town lies approximately 15 miles South West of the City of Derby, an is synonymous with the brewing industry, having long standing connections with companies such as Bass, Allied Breweries and Marstons.

Crown Square is situated on Centrum 100, widely acknowledged to be Burton on Trent's premier business park. Located adjacent to the Branston junction of the A38, the development has a rapid route to the West Midlands and the A50/M1, whilst local amenities are available within Burton on Trent Town Centre.

Description

The property comprises a modern second floor office suite having passenger lift access within an impressive detached building of brick elevations beneath a pitched tiled roof.

Internally the property offers an open plan layout with air conditioning, suspended ceilings, category 2 lighting, double glazing and raised access floors as well as male and female WCs and a kitchenette facility.

Externally the property benefits from car parking within secure, gated grounds

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Second Floor	2,940	273.13
TOTAL	2,940	273.13

Tenure

The property is available to let on effective full repairing and insuring terms for a negotiable period of years subject to rent reviews where appropriate.

Services

It is understood the electricity, water and drainage are connected to the property.

VAT

VAT is applicable at the prevailing rate.

Deposit

A three month deposit may be payable subject to status.

Business Rates

As of the 2023 VOA rating list.

Service Charge

A service charge is payable for the repair and maintenance of the internal and external communal areas.

EPC

An EPC is in preparation.

Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£12.00 Per Sq Ft

Viewing

Viewing is strictly by prior appointment please contact Michael Green for further information.

Michael Green
01332 200 232
mgreen@davidbrownproperty.com

