

Industrial

UNIT 2B | CLARKE INDUSTRIAL ESTATE

Wetmore Road, Burton upon Trent, DE14 1QT

UNIT 2B | 8,075 SQ FT

Industrial Unit with office accomodation

Clarke Industrial Estate is a long established and prominent industrial estate located on Wetmore Road approximately 0.5 miles directly to the north of Burton Town Centre. Other occupiers on the Estate include Edmunson Electrical and JSK Aluminium.

Lease Type	New
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✔ Unit Summary

- Office Accommodation
- Common Yard Area
- Dedicated Car Parking
- 24 Hour Access
- LED Lighting
- Flexible Space

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£70,900.00	£8.78
Rates	£22,908.00	£2.84
Maintenance Charge	£10,300.00	£1.28
Insurance	£1,615.00	£0.20
Total Cost	£105,723.00	£13.09

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Clarke Industrial Estate is situated within an established industrial location, around 0.5 miles north of Burton upon Trent town centre.

-  Road
M6: 6 miles
-  Airport
East Midlands Airport: 17 miles
-  Rail
M6: 6 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)



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Key Contact




Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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 For more info please visit: unit.info/UIP0300136

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