



FOR SALE

£325,000

Industrial Unit with Substantial Yard

ADDRESS

Unit 315 A/B Fauld Industrial Estate, Tutbury, Burton on Trent, Staffordshire, DE13 9HS

SIZE

782.47 m² (8,422 ft²)
Approx. net internal floor area

KEY FEATURES

- + Industrial unit
- + Divided into two bays
- + Walls and roof are insulated
- + 2x roller shutter doors (electric)
- + Eaves: 5.35m raising to 6.81m
- + Yard
- + Site area: 0.41 acres
- + 3 phase electricity supply
- + Propane gas supply
- + Freehold

OVERVIEW

The property comprises approximately half of a 1940's industrial unit of steel portal frame construction. It extends to circa. 8,500 square feet (GIA) and has a two storey staff facilities that could be used as office accommodation. It is divided into two equal sized bays with an eaves height of 5.35m extending to 6.80m and has a concrete floor. There are two electric roller shutter doors. We are advised the walls and ceiling of the unit are insulated.

Externally, there is a large hard surfaced service yard to the front of the unit and the overall site area of the title is 0.41 acres.

LOCATION

The property is situated on the established Fauld Industrial Estate in East Staffordshire.

It is located is 7 miles northwest of Burton upon Trent and 10.2 miles west of Uttoxeter. The Clay Mills junction of the A38 is 5.5 miles southeast and the Foston Interchange is 4 miles north to provide access to the wider Midlands motorway network and major centres.

CONTACT

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ACCOMMODATION

TOTAL 782.47 m² 8,422 ft²
Approx. gross internal floor area

PLANNING

We understand the property has planning consent for B2 and B8 uses. Purchasers should make their own enquiries to satisfy themselves through East Staffordshire Borough Council.

SERVICES

We are advised there is a three phase electrical supply (mains), propane gas supply (cylinder), mains water supply and septic tank. The supply for the electricity and gas comes into the subject property and supplies the adjoining unit. None of the supplies have been tested and interested parties should make their own investigations.

RATEABLE VALUE

Purchasers to make their own investigations through the Valuation Office Agency.

TENURE

Freehold

GUIDE PRICE

£325,000

VAT

VAT may be applicable to the purchase price. Purchasers to make their own enquiries.

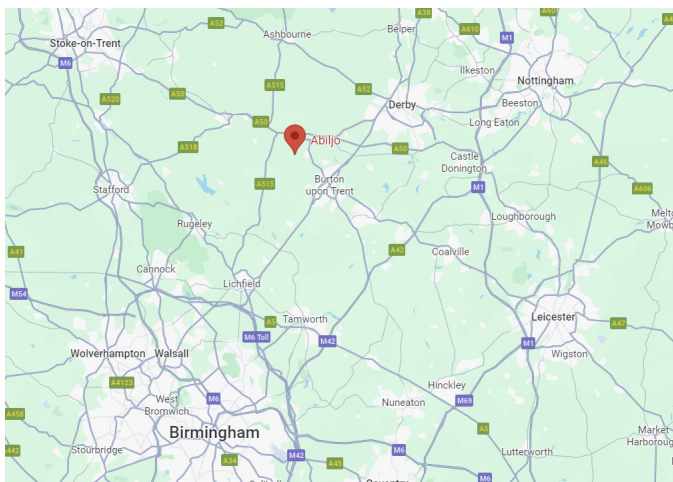
EPC

The EPC rating for the subject property and the adjoining unit is C.

VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

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