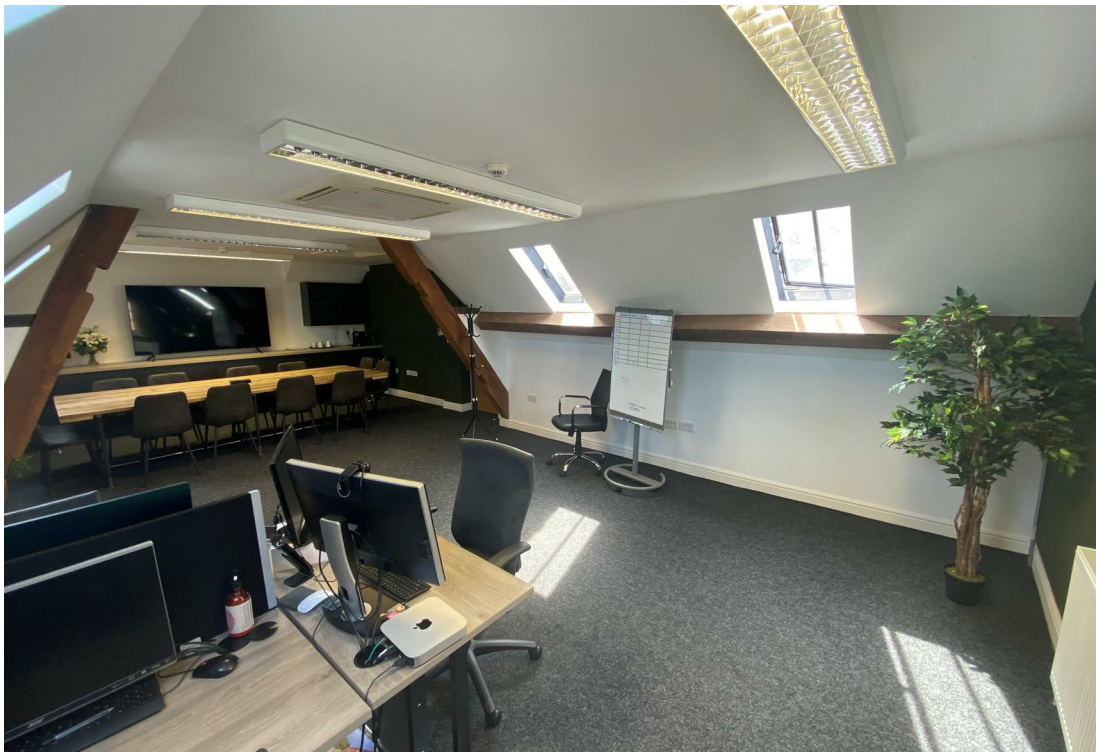
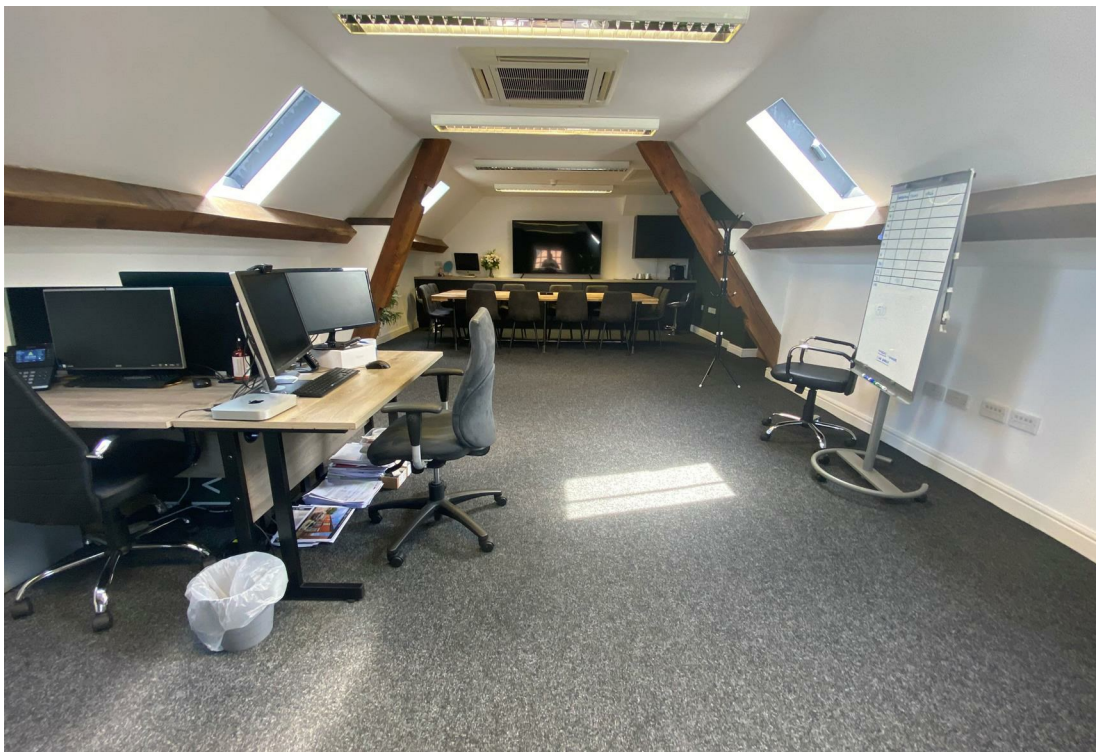


Regents House 34b High Street, Burton Upon Trent, DE13

£795 PCM

 **ABODE**
SALES & LETTINGS





Nestled in the charming village of Tutbury, this commercial office space at 34b High Street offers an excellent opportunity for businesses seeking a prime location. The property boasts a desirable setting, surrounded by the picturesque scenery and rich history that Tutbury is known for.

Spanning a generous area, this office space is equipped with essential amenities, including air conditioning to ensure a comfortable working environment throughout the year. The presence of kitchen and toilet facilities adds to the convenience, making it an ideal choice for both employees and clients.

Additionally, off-road parking is available, providing ease of access for staff and visitors alike. This feature is particularly valuable in a village setting, where parking can often be a challenge.

Whether you are looking to establish a new business or expand an existing one, this commercial space in Tutbury presents a unique opportunity to thrive in a vibrant community. With its combination of modern amenities and a picturesque location, this property is well-suited for a variety of commercial ventures. Do not miss the chance to make this space your own in the heart of Tutbury.

Large first floor suite measuring - 9.22m x 4.97m.

Available from mid June 2025.

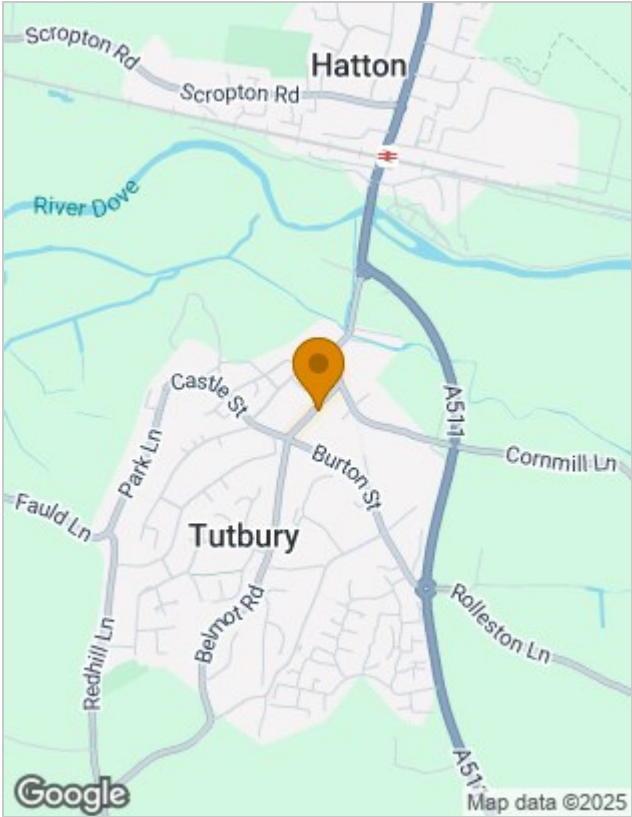




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.