



**2 Needwood House, Lancaster Park, Lancaster Park, Needwood,
Staffordshire DE13 9PD**

SELF-CONTAINED OFFICE

- ▶ **Two-storey office premises of 1,100 sq ft**
- ▶ **On-site parking**
- ▶ **Short distance to A38 and A50**
- ▶ **Popular business park**

For enquiries and viewings please contact:



Nick Hosking
07855 423458
nhosking@innes-england.com



Nell Balfour-Farnon
07535 312059
nbalfour-farnon@innes-england.com

Location

The property is located within Lancaster Business Park in Newborough, which is a small village located between Burton-on-Trent and Rugeley.

The well established business park is located on Newborough Rd (B5234) connecting with the A38 at Branston Junction. The A38 provides access to the A50 within a 10 minute drive time and provides access to key cities such as Derby, Birmingham and Nottingham in under an hour, along with easy connectivity to the M6 and M1 motorways.

Description

Modern semi-detached two-storey self-contained office building of 1,100 sq ft of presumed steel portal frame construction with brick elevations, under a pitch tiled roof and with double glazed windows.

The accommodation benefits from suspended ceilings with inset category 2 lighting and comfort cooling, is carpeted throughout and has perimeter trunking.

The ground floor provides open plan office accommodation with glazed portioned boardroom, alongside small storeroom, kitchenette and accessible w.c.

The first floor comprises an open plan office with kitchenette and partitioned meeting room.

There are 3 demised on-site parking spaces available.

Accommodation

	Sq M	Sq Ft
Ground Floor	48.7	524
First Floor	53.5	576
Total	102.2	1,100

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use), making the premises suitable for uses such as a shop, café, restaurant, office, clinics, health centre and day nurseries. Interested parties are advised to clarify their own use direct with the local planning department on 01283 508000.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is currently listed as an Office and Premises and has a rateable value of £10,750. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Rent

£15,000 per annum, exclusive of VAT, service charge and business rates (if applicable).

Service Charge

A service charge for the upkeep of the common areas and estate will be levied. The current years budget is being reassessed.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B (35).

Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 27-Mar-2024



