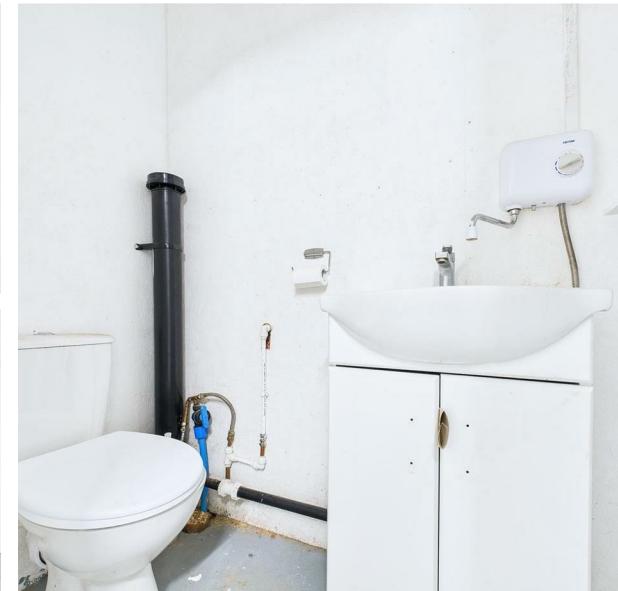


Arthur Street, Horninglow, Burton-on-Trent, DE14 2PE

£600

Council Tax Band:



NO MOTOR TRADE

A well-presented and highly practical light industrial / workshop unit situated in a central and accessible location off Arthur Street, Horninglow, Burton upon Trent. The property is securely enclosed behind gated access and benefits from a private forecourt providing parking and loading space.

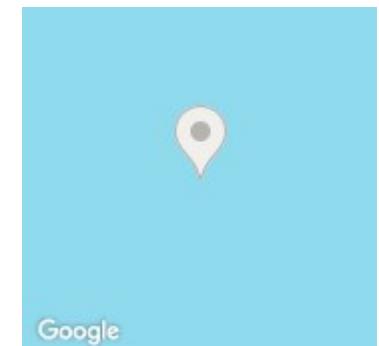
Internally, the main workshop offers a bright and open working environment with solid concrete flooring, painted brick walls, insulated roof panels, excellent ceiling height and lighting throughout. The unit is further enhanced by a three-phase power supply, making it suitable for a variety of light industrial, trade, storage or workshop-based operations, subject to the necessary consents.

To the rear, the property includes a dedicated office / storage room, providing a useful separation between working and administrative space. A WC is also located on site, adding to the unit's self-contained practicality.

The unit is accessed via secure double doors to the front, with an additional pedestrian entrance to the rear, and benefits from a robust, low-maintenance construction throughout.



Open House Burton & Swadlincote



| 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 | |