

Light industrial/warehouse unit on popular estate

146m²
(1,574ft²)

- Good quality unit on popular estate
- Clear span warehouse accommodation
- Small office and W/C facilities
- Courtyard environment with good parking
- Conveniently accessed off A511 at Woodville
- Available by way of a new lease in August 2024
- Rent/terms - £1,312 per calendar month



TO LET



Location



Gallery



Contact

Location

Viking Business Centre is situated off the A511 High Street, Woodville close to its junction with the A514. Woodville is well located approximately 6 miles south east of Burton upon Trent and 4 miles west of Ashby-de-la-Zouch and Junction 13 of the A42.

The Property

The property comprises a mid-terraced industrial/warehouse unit of steel portal frame construction and provides clear span warehouse accommodation with a small office, W/C and kitchenette.

Accommodation

The property provides the following approximate gross internal floor area:

GIA	M ²	FT ²
Unit 6	146	1,574

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

Energy Performance Certificate

A copy is available upon request.





Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£TBC

The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Small business rate relief may be available, subject to confirmation from the local billing authority.

Service Charge

There is a service charge levy for the upkeep of common areas and management. The current premium is to be confirmed.

VAT

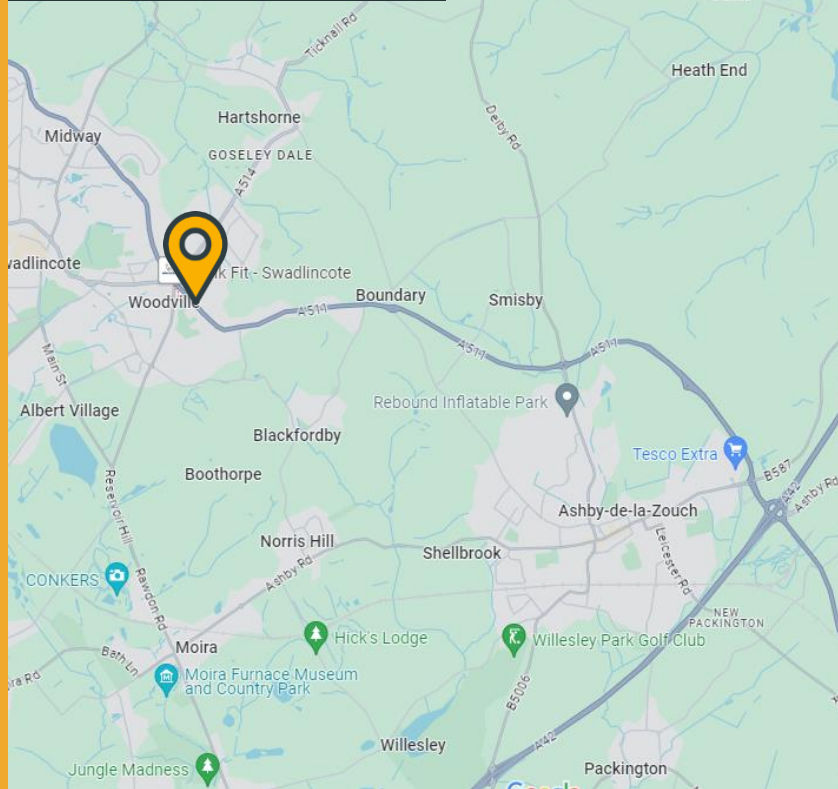
We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

Availability

	M ²	ft ²	Rent pcm	Availability
Unit 5	161	1,732	£1,444	August 2024
Unit 6	146	1,574	£1,312	August 2024



What 3 Words: Flight.impose.locals
SAT NAV: DE11 7EH



Rent

The premises is available by way of a new lease at a rent of:-
£1,312 per calendar month

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Corbin Archer

07929 716 330
corbin.archer@fhp.co.uk

Harry Gamble

07398 443 828
harry.gamble@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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