

UNITS TO LET

3,253 - 6,560 ft²



BRAND NEW TRADE
COUNTER UNITS



GOOD ALLOCATED
CAR PARKING



GROUND FLOOR
ACCOMMODATION ONLY

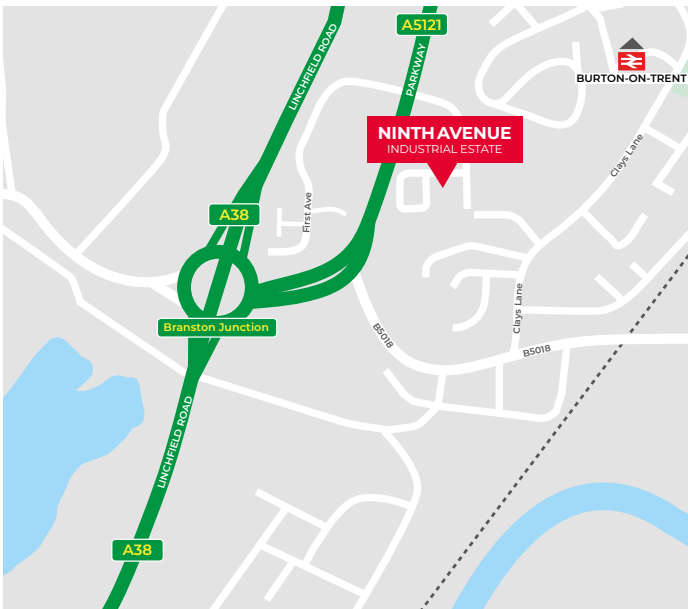


www.ipif.com/ninthavenue

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

NINTH AVENUE TRADE PARK
NINTH AVENUE, BURTON-ON-TRENT, DE14 3JZ





LOCATION

Ninth Avenue Industrial Estate is situated within close proximity to the A38, which provides easy access to the North via the A50, which links the M1 and M6. To the south, the A38 also provides access to the M6, M6 Toll and M42. The units are close to central Burton and are accessed via Ninth Avenue. Neighbouring occupiers include SureStore and Screwfix. Furthermore, the units are close to local amenities including Morrisons and other town centre offerings.

DESCRIPTION

The new build trade counter scheme forms part of a wider development alongside a new self-storage facility. Neighbouring occupiers to the development include Kia, Miller & Carter and Greene King. Unit 2 is mid terrace and Unit 3 is end terrace, on ground floor only, with glazed customer entrance doors and a roller shutter door. The units benefit from excellent signage potential, generous shared yard and car parking provision.

SPECIFICATION

- 3000 ft² Trade Counter Units
- Major A-road frontage
- Brand new build
- 7m eaves height
- Good allocated parking

ACCOMMODATION

UNIT 2	M²	FT²
TOTAL (GEA Approx.)	302.2	3,253
UNIT 3	M²	FT²
TOTAL (GEA Approx.)	307.2	3,307



On behalf of the landlord

IPIF
0800 804 8600
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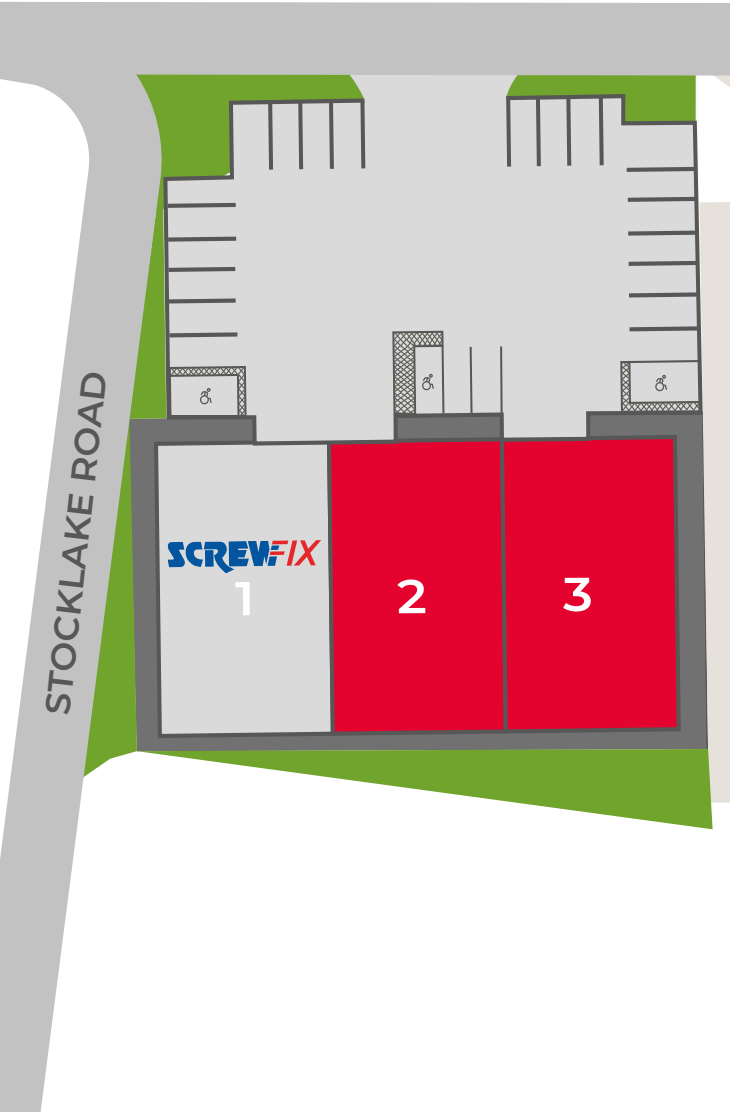
Aaron Burns
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BURTON-ON-TRENT,
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LEASE TERMS

The units are available on a new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



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