

Industrial

2 ALBION GATEWAY UNIT 18 | ALBION GATEWAY

Battista Road, Burton upon Trent, DE13 0FW



2 ALBION GATEWAY UNIT 18 | 4,510 SQ FT

Industrial Unit

A rare opportunity has arisen to rent a unit on this prestigious estate. It is ideal for businesses who wish to be based on Burton-On-Trent's popular Albion Gateway and within close proximity to the A38

The unit benefits from roller shutter and pedestrian access, integral WC and designated on-site parking.

The unit is suitable for a variety of different uses including storage, e-commerce, and light manufacturing. Albion Gateway currently home to a wide variety of businesses including Tool Station and Pirelli Tyres.



Lease Type

New

✔ Unit Summary

- 3 Phase Power
- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Ideal Trade Counter Units
- WC Facilities

£ Occupational Costs

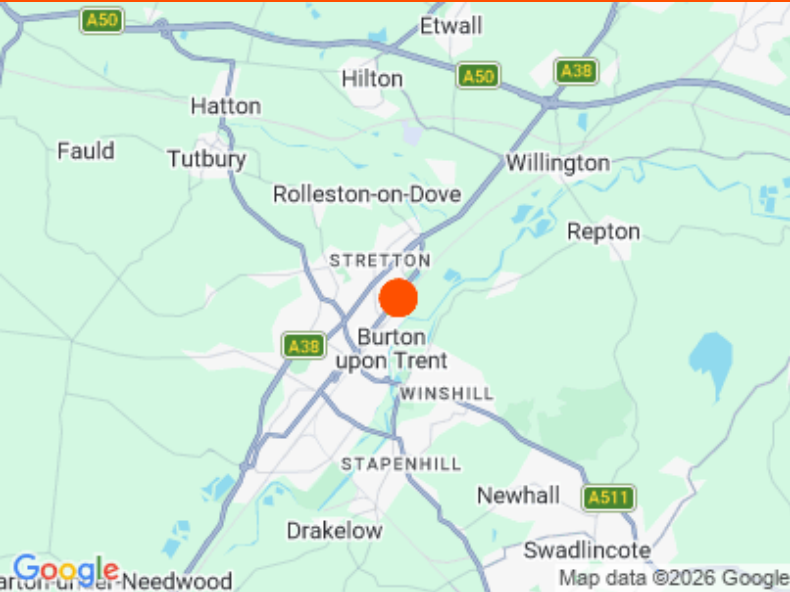
	Per Annum	Per Sq Ft
Rent	£49,000.00	£10.86
Rates	£9,504.00	£2.11
Maintenance Charge	£5,637.50	£1.25
Insurance	£902.00	£0.20
Total Cost	£65,043.50	£14.42

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Albion Gateway is within 1 mile of Burton upon Trent town centre, situated within a prime industrial location.

-  Road
M1: 15 miles
-  Airport
East Midlands: 17 miles
-  Rail
Burton-on-Trent: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (46)



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Key Contact



Rebecca Beddows

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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 For more info please visit: unit.info/UIP0101509

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