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**RUSHTON
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PROPERTY CONSULTANTS

TO LET
SECOND FLOOR
SUITE 7
ANSON COURT
HORNINGLOW STREET
BURTON UPON TRENT
STAFFORDSHIRE
DE14 1NG



- **NET INTERNAL OFFICE AREA - 1,000 SQ FT (92.90 SQ M)**
- **ALLOCATED CAR PARKING**
- **SITUATED ON THE PRESTIGIOUS ANSON COURT DEVELOPMENT**
- **RENTAL £12,500 PLUS VAT, PER ANNUM EXCLUSIVE OF RATES**
- **100% SMALL BUSINESS RATE RELIEF AVAILABLE SUBJECT TO ELIGIBILITY**

**SECOND FLOOR, SUITE 7 , ANSON COURT, HORNINGLOW STREET,
BURTON UPON TRENT , STAFFORDSHIRE**

SITUATION AND DESCRIPTION	Anson Court is a prestigious office development on the edge of Burton upon Trent town centre with easy access and in a secure environment. There is ample on site car parking and car parking spaces will be allocated to the suite, in addition to a visitor's car park.
ACCOMMODATION	<p>Second (top) floor office. Open plan, bright space with high apex ceiling and oak trusses.</p> <p>The suite has a net office area of 1,000 sq ft (92.90 sq m) and has the benefit of a contemporary shared kitchen and WC facilities.</p>
LEASE TERMS	<p>New flexible lease term with RPI rent review.</p> <p>Small Business Rate Relief up to 100% available (for qualifying businesses) payable separately to East Staffordshire Borough Council.</p>
RENTAL	£12,500 plus VAT, per annum exclusive of any rates payable.
INCENTIVE	A rent free period and/or a stepped rental arrangement is available by negotiation dependent on covenant of tenant and lease term agreed.
RENT DEPOSIT	A rent deposit of at least £1,000 is payable, subject to status.
SERVICE CHARGE	The tenant is responsible for internal repairs and decoration. A service charge is levied to cover the cost of external maintenance of the buildings and site generally, including landscaping, external decorations, all repairs and refuse collection. A secondary service charge covers the cost of maintenance and upkeep of the internal communal area of the building which also includes all gas, electricity and water charges.
CAR PARKING	There are allocated car parking spaces close to the suites in addition to dedicated visitors car parking. Additional spaces available upon request by way of separate negotiation.

LEGAL COSTS

The tenant is to be responsible for their own legal costs and contribute £750 plus VAT towards the Landlord's legal costs.

VIEWING

By appointment with Rushton Hickman Limited.

REFERENCE

C1693 - 12072019

www.ansoncourt.co.uk

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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All prices and rents are expressed net of VAT.

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