

For Sale/To Let

Industrial / Warehouse

Preliminary Details

Plot 2, Zone 1, Tetron Point, Swadlincote, Derbyshire DE11 9DU



- 353 to 4,248 Sq M (3,801 to 45,724 Sq Ft)
- Available individually or combined
- Established industrial location
- Available June 2018

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Location



The property is located on the Tetron Point development which is accessed through New Spine Road just off William Nadin Way (A514). The development is situated west of Swadlincote and benefits from close proximity to the A444. Swadlincote is approximately 4 miles south east of Burton upon Trent and 10 miles south of Derby.

Description

The property comprises 2 terraces of modern industrial units of steel portal frame construction. Each terrace consists of 3 individual units with roller shutter access doors and internal eaves heights of approximately 5.8 metres.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and found to have the following approximate gross internal area.

The total site extends to approximately 2.1 acres (0.86 hectares).

Area	Sq M	Sq Ft
Unit 1	594.14	6,395
Unit 2	592.63	6,379
Unit 3	1,065	11,467
Including First Floor Offices	377.59	4,064
Unit 4	1,289.59	13,881
Including First Floor Offices	222.86	2,399
Unit 5	353.11	3,801
Unit 6	353.11	3,801
TOTAL GIA (APPROX)	4,247.84	45,724

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property has a Warehouse and Premises description with a rateable value of £178,000 within the 2017 Rating List. Please note this is not the rate payable figure.

Terms

To Let by way of a new full repairing and insuring lease as a whole or individual units. The rent commences at £5.50 per sq ft, per annum exclusive.

Price

Contact the agent for further information.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their contracted surveyor or solicitor.

EPC

An EPC will be provided upon completion of refurbishment work.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Matt Tilt
Lambert Smith Hampton
0121 237 2347
mtilt@lsh.co.uk

Ben Silcock
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