

TO LET

Industrial Unit

Unit 2, Appleby Glade Industrial Estate, Swadlincote, DE11 9EU



- Located on established industrial park with great transport links.
- Gross Internal Area **320.4 sq.m. / 3,448 sq.ft.**
- Open span warehouse accommodation with office, kitchen and WC facilities plus mezzanine stores (52.1 sq.m. / 561 sq.ft.)
- 4 dedicated car parking spaces plus loading.

RENT: £22,500 P.A.X.

01332
200232

Location

Swadlincote is a town in South Derbyshire. Burton upon Trent is some 5.0 miles north west and the city of Derby some 15.0 miles north east. East Midlands Airport is approximately 12.0 miles to the east.

Vehicular communications are good, the A444 trunk road provides access to the A42/M42 link to Birmingham (NEC and International Airport) and the A38 at Burton.

The Appleby Glade Industrial estate is a well-established business location lying two miles to the west of Swadlincote Town Centre, just off the A444.

The Subject property is situated to the east of the estate.

Description

The property comprises a mid-terrace industrial property of steel portal frame construction with block/brick lower elevations and profiled steel upper elevations beneath a pitched steel roof.

The property provides open-plan warehouse premises with kitchen and WC facilities and a works office to the front of the unit. Above the ancillary accommodation is a timber boarded mezzanine suitable for basic storage.

The warehouse has a concrete floor, Perspex roof lights, overhead tracked loading door and high bay warehouse lighting. The office has fluorescent lights and upvc windows.

Externally there is a tarmacadam forecourt yard for loading and car parking for approximately 4 vehicles.

Planning

The unit is suitable for B2 / B8 use.

Accommodation

We have measured the property according to the basis of Gross Internal Area (GIA):

Description	Sq Mtrs	Sq Ft
Unit	320.4	3,448
Total GIA:	320.4	3,448
<i>Mezz stores</i>	<i>52.1</i>	<i>561</i>

The unit has a width of 17.8 metres and a depth of 18 metres.

Services

Electricity, water and drainage are connected to the property.

Rates

The property has a rateable value of £17,250 in the 2023 rating list.

Rental

£22,500 per annum exclusive of rates and other outgoings.

VAT

VAT is applicable at the prevailing rate.

Deposit

A rent deposit of 3 months rent may be required.

Service Charge

A service charge is payable towards site maintenance and repair of all common external areas and roads.

Lease Terms

The property is available to let on new full repairing and insuring lease for a negotiable period of years, subject to rent reviews where appropriate.

Insurance

The landlord will insure the premises and recharge the premium to the tenant.

Legal Costs

Each party is to be responsible for their own legal charges in the transaction.

EPC

The EPC rating is E-101 valid until 10th August 2028.

Viewing

Viewing is strictly via appointment with
Sole Agents:

David Brown Commercial**Tel:****01332 200232****Email:**

enquiries@davidbrownproperty.com



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