

OFFICES TO LET  
**DB**  
DAVID BROWN  
COMMERCIAL  
01522 460 333

# MODERN BUSINESS PARK

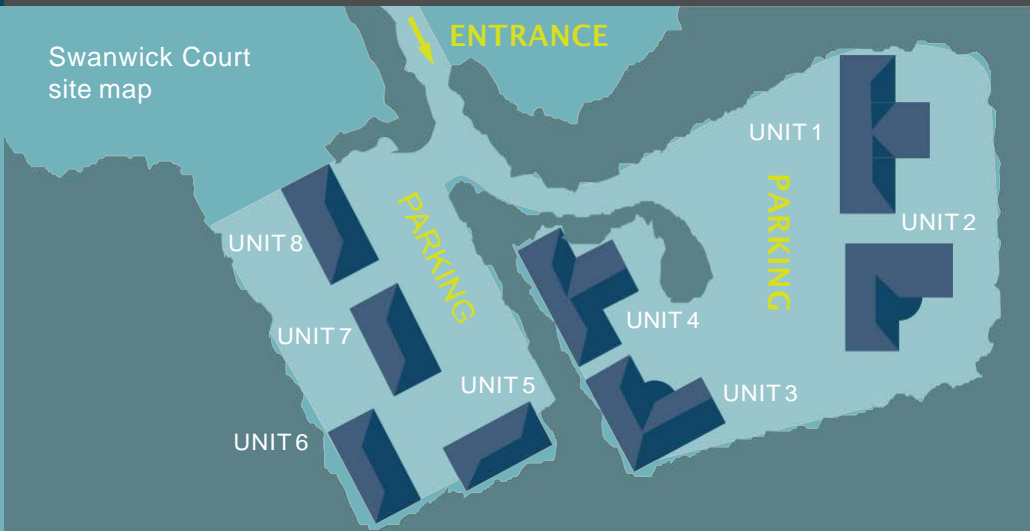
ADJACENT TO A38 & 3 MILES FROM J28 OF THE M1

# TO LET

swanwick  
COURT

DERBYSHIRE DE55 7AS

ALFRETON IS SITUATED IN THE ADMINISTRATIVE REGION OF AMBER VALLEY, LYING ADJACENT TO THE A38 DUAL CARRIAGEWAY, APPROXIMATELY 13 MILES TO THE NORTH OF DERBY, AND A SIMILAR DISTANCE NORTH WEST OF NOTTINGHAM.



# FEATURES

- MODERN OFFICE ACCOMMODATION
- BUSINESS PARK LOCATION
- AIR CONDITIONING
- EXTENSIVE ON-SITE CAR PARKING
- KITCHENETTE FACILITIES
- OPEN PLAN AND PRIVATE OFFICE ACCOMMODATION



## THE TOWN HAS A WELL-ESTABLISHED EMPLOYMENT BASE, WITH SEVERAL LARGE BUSINESS ESTATES ALONGSIDE THE A38.

THE SWANWICK COURT BUSINESS PARK COMPRISES A MODERN DEVELOPMENT OF TWO STOREY OFFICES SET WITHIN A LANDSCAPED SITE ADJACENT TO THE HEADQUARTERS OF THORNTONS PLC.

THE PARK IS CAMPUS-STYLE AND OFFERS HIGH QUALITY, SPACIOUS, AIR-CONDITIONED OFFICES IN A TOTAL OF EIGHT ATTRACTIVE DETACHED BUILDINGS WITH THE ADDED BENEFIT OF EXTENSIVE ON-SITE CAR PARKING. ATTRACTING HIGH QUALITY OCCUPIERS, SWANWICK COURT CAN OFFER ACCOMMODATION TO SUIT A RANGE OF REQUIREMENTS THAT IS AVAILABLE ON FLEXIBLE TERMS.

WITH SPACE AVAILABLE UP TO 5,300 SQ.FT., SWANWICK COURT IS THE IDEAL SOLUTION FOR BUSINESSES LOOKING TO EXPAND OR RELOCATE INTO A STRATEGIC EAST MIDLANDS LOCATION.

### LEASE TERMS

THE PROPERTIES ARE AVAILABLE BY WAY OF NEW, FULL REPAIRING AND INSURING LEASE TERMS (SERVICE CHARGE FOR COMMON EXTERNAL AREAS) SUBJECT TO THREE OR FIVE YEARLY RENT REVIEWS AS APPROPRIATE.

### ENERGY PERFORMANCE CERTIFICATES

EPCS FOR AVAILABLE PROPERTIES VARY SLIGHTLY AND COPIES FOR INDIVIDUAL BUILDINGS ARE AVAILABLE FROM THE SOLE AGENTS.

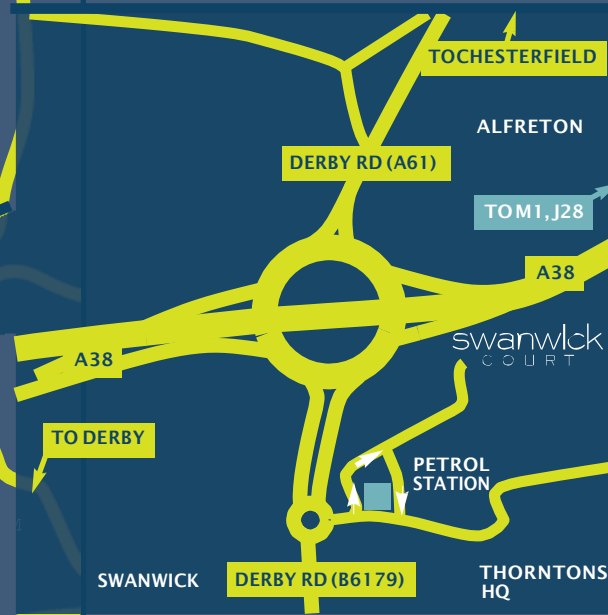
## SCHEDULE OF AVAILABILITY

UNIT		SIZE – SQ.M	SIZE – SQ.FT.	PRICE
UNIT 1	Ground / 1 <sup>st</sup> Floor	302.7 / 275.5	3,257 / 2,967	£10 Per Sq.Ft
UNIT 2	Ground / 1 <sup>st</sup> Floor	247.2 / 255.5	2,661 / 2,749	£10 Per Sq.Ft
UNIT 4	Ground / 1 <sup>st</sup> Floor	535.7	5,765	£10 Per Sq.Ft.
UNIT 6	Ground / 1 <sup>st</sup> Floor	161.4 / 159.3	1,737 / 1714	£10 Per Sq.Ft
UNIT 8	Ground / 1 <sup>st</sup> Floor	161.9/151.8	1,742/1,633	£10 Per Sq.Ft



ROAD COMMUNICATIONS ARE VERY GOOD, WITH THE A38 LINKING WITH JUNCTION 28 OF THE M1 MOTORWAY, APPROXIMATELY 3 MILES TO THE NORTH.

THERE ARE AN ARANGE OF RETAIL AND LEISURE FACILITIES ON OFFER LOCALLY, TOGETHER WITH HOTEL ACCOMMODATION NEAR TO AND ADJACENT TO THE BUSINESS PARK.



**SWANWICK COURT  
DERBYSHIRE DE55 7AS**

## FOR FURTHER INFORMATION AND VIEWING

POTENTIAL OCCUPIERS ARE INVITED TO MAKE ENQUIRIES OF THE SOLE LETTING AGENTS:



Surveyors • Agents • Valuers

**01332 200232**

[info@davidbrownproperty.com](mailto:info@davidbrownproperty.com)  
[davidbrownproperty.com](http://davidbrownproperty.com)

Important Notes – to be read by all interested parties: (i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessee and no part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to the matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Property Consultants as a firm, nor any of its employees or agents have authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide angle lenses are occasionally used for property photographs. We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

