

# TO LET

## Modern storage unit with fenced yard

Mercia Depot, Sunnyside, Swadlincote, DE11 0TJ



- Modern storage unit, offices and basic stores situated within a self-contained fenced yard.
- Total Gross Internal Area **112.6 sq.m. / 1,211 sq.ft.**
- Site area **0.14 acres** (approx.)
- Fenced, tarmacadam surfaced yard.

**RENT: £23,000 P.A.X.**

**01332  
200232**

## Location

Swadlincote is a town in South Derbyshire. Nearby commercial centres include Burton on Trent some 6 miles north east, Ashby-de-la-Zouch some 4.8 miles east and Derby some 16 miles north.

Road communications are good, the town lies upon the A444 and A5111 main roads which connect to the A42 (M42) trunk road, the M1 motorway at Junction 22 and the A38 trunk road.

Newhall is a village 2 miles north west of Swadlincote. The Subject property is situated on the south side of Sunnyside, occupying a corner position at the junction with the entrance for Mercia Academy.

## Description

The property comprises a modern detached steel framed industrial unit with brick / profiled steel elevations beneath a pitched steel roof, a detached single storey office of brick elevations beneath a felt roof and a single storey store beneath a flat roof all situated within a self-contained site of 0.14 acres which is tarmacadam surfaced and fenced.

Internally the modern unit provides an open span warehouse with concrete floors,

fluorescent lighting, power sockets and three roller shutter doors (2.5 x 2.9) (3.0 x 3.2) (2.9 x 2.7).

The offices provide a principal office with two rooms off.

The single storey store is brick with timber double doors beneath a flat roof.

Externally the unit will benefit from a new access from Sunnyside which will be the main access to the site (drawings available upon request). The current access off the Mercia Academy access road will be removed and the boundary fenced. The site is tarmacadam surfaced and palisade fenced.

## Accommodation

We have measured the unit according to the basis of Gross Internal Area (GIA) and report the following (approximate) floor areas:

Description	sq mtrs	sq ft
Warehouse	65.8	708
Office	34.0	365
Store	12.9	138
<b>Total GIA:</b>	<b>112.6</b>	<b>1,211</b>
<i>Site Area (approx.)</i>	<i>0.14</i>	<i>acres</i>

## Services

Three-phase electricity, gas, water and drainage are connected to the property.

## Rates

We understand that the property is contained within the assessment for Mercia Academy and needs to be split off to create a new assessment. Potential occupiers should speak to the valuation office agency and/or local authority for further information.

## Rental

£23,000 per annum exclusive of rates and other outgoings.

## VAT

We are advised that VAT is applicable.

## Deposit

A rent deposit may be required, subject to status.

## Planning

We understand that the property currently has educational use but that a change of use has been applied for to change the use to Use Class E / B8 storage.

## Lease Terms

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

## Insurance

The landlord will insure the premises and re-charge the premium to the tenant annually.

## Legal Costs

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

## EPC

An EPC is in preparation.

## Viewing

Viewing is strictly via appointment with

Sole Agents:

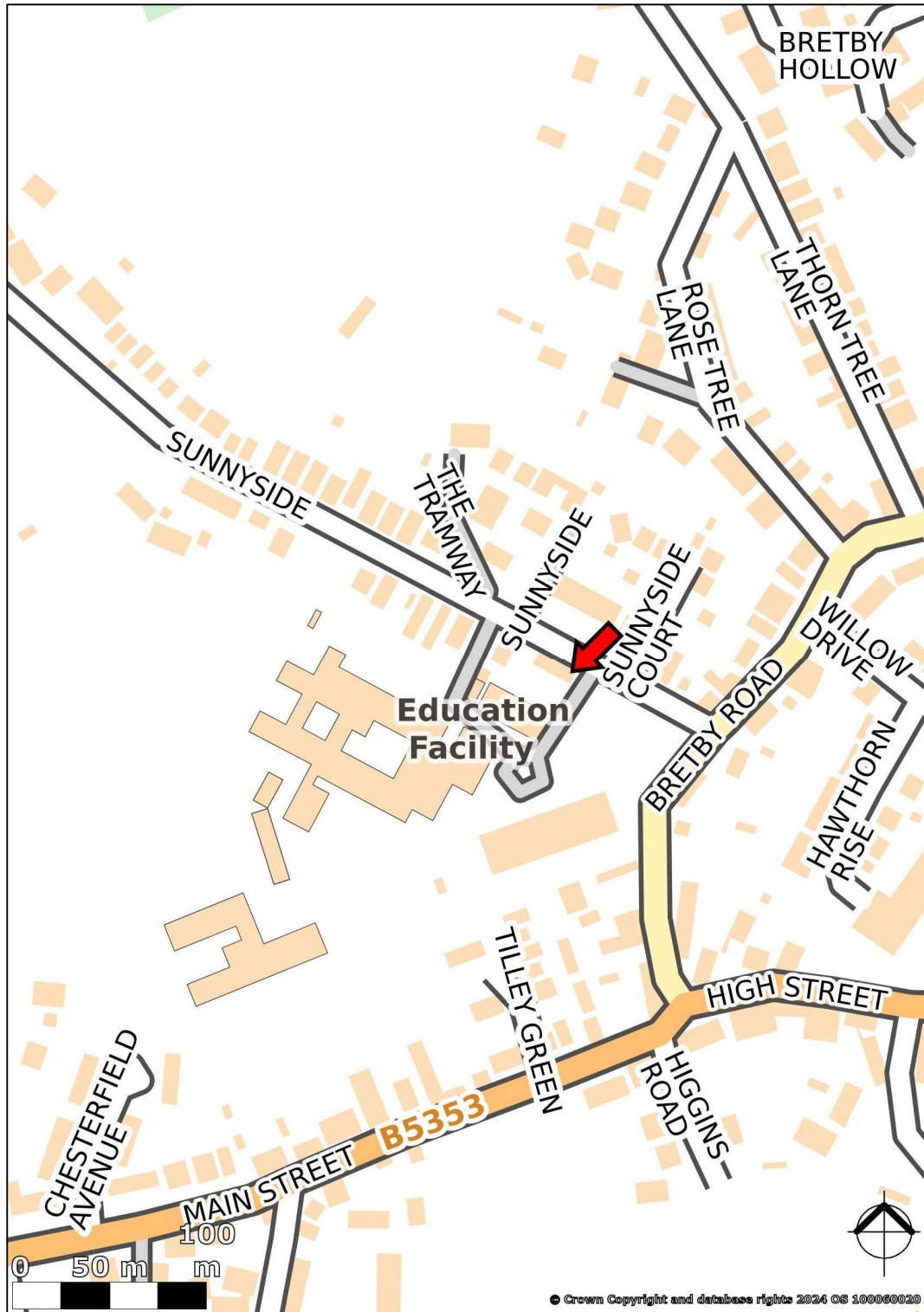
## David Brown Commercial

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