

TO LET

Refurbished Industrial Unit

Unit 5d, Boardman Industrial Estate, Swadlincote, DE11 9DL



- Located on established industrial park with great transport links.
- Open span warehouse with WC facilities and tea point.
- Gross Internal Area: **109.5 sq.m / 1,178 sq.ft.**
- Forecourt car parking spaces plus loading.
- To be refurbished prior to letting.

RENT: £10 per sq.ft. 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 Boardman Industrial estate is a well-established business location lying two miles to the west of Swadlincote Town Centre, just off the A444.



Warehouse (prior to refurbishment)

Description

The property comprises a mid-terrace industrial property of steel portal frame construction with block brick elevations and a single pitch insulated roof with Perspex roof lights.



Warehouse (prior to refurbishment)

The property provides open span warehouse premises with a tea point, WC and a small office to the entrance.

The warehouse has a concrete floor, Perspex roof lights, roller shutter door and artificial lighting.

The unit has a roller shutter door (3m by 4m) and a minimum eaves height of 3.5m.

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

Planning

The unit is suitable for B2 / B8 use. **No Motor Trade / Tyres are permitted.**

Accommodation

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

Description	sq mtrs	sq ft
<i>Ground</i>	109.5	1,178
<i>Total GIA</i>	109.5	1,178

The unit has a width of 12.3 metres and a depth of 8.9 metres.

Services

Electricity, mains drainage and water are connected to the property. Gas is available but currently capped off.

Rates

The property has a rateable value of £6,000 in the 2023 rating list.

Rental

£10 per sq.ft per annum exclusive of rates and other outgoings.

VAT

VAT is applicable to the rent.

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

An EPC is in preparation.

Viewing

Viewing is strictly via appointment with

Sole Agents:

David Brown Commercial

Tel:

01332 200232

Email:

info@davidbrownproperty.com



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David Brown Commercial, Third Floor, 35/36 Iron Gate, Derby DE1 3GA

Tel: 01332 200232

Fax: 01332 200231

Web: davidbrownproperty.com



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