

TO LET | £12,000 Per Annum Exclusive

Storage / Workshop Unit



Workshop, 106, Oversetts Road, Newhall, Swadlincote,  
Derbyshire, DE11 0SN

1,406 Sq Ft | 130.62 Sq M

**DB**  
DAVID BROWN



RICS

COMMERCIAL



## 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 Alma Road, just off Oversetts Road.

## Description

The property comprises a ground floor workshop unit of brick construction beneath a pitched tiled roof with a forecourt yard / parking.

The internal layout provides open span workshop accommodation with a WC.

The unit has four new roller shutter doors ( 2.7m x 2m) and a minimum eaves height of 2.4m. The unit will be finished with concrete flooring, LED lighting and WC facilities.

Externally the property benefits from car parking / loading to the front elevation.

## Tenure

Leasehold

## Services

It is understood the electricity, water and drainage are connected to the property.

## Planning

Use Class E.  
Permitted hours:  
8:00-18:00 Monday to Friday  
8:00-13:00 Saturday

## VAT

Not applicable.

## Deposit

A three month deposit may be payable subject to status.

## Business Rates

The tenant is to make their own investigations regarding business rates.

## Lease Terms

The property is available to lease for a negotiable period of years subject to rent reviews as appropriate. The lease is to be contracted outside of the Landlord and Tenant Act 1954.

## EPC

An EPC is in preparation.

## Insurance

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

## Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.

## Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

## Additional Information

### **Rent**

£12,000 Per Annum Exclusive

### **Viewing**

Viewing is strictly by prior appointment please contact Michael Green for further information.

**Michael Green**

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