

OFFICES TO LET  
**DB**  
DAVID BROWN  
COMMERCIAL

# 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.

Swanwick Court site map



# 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

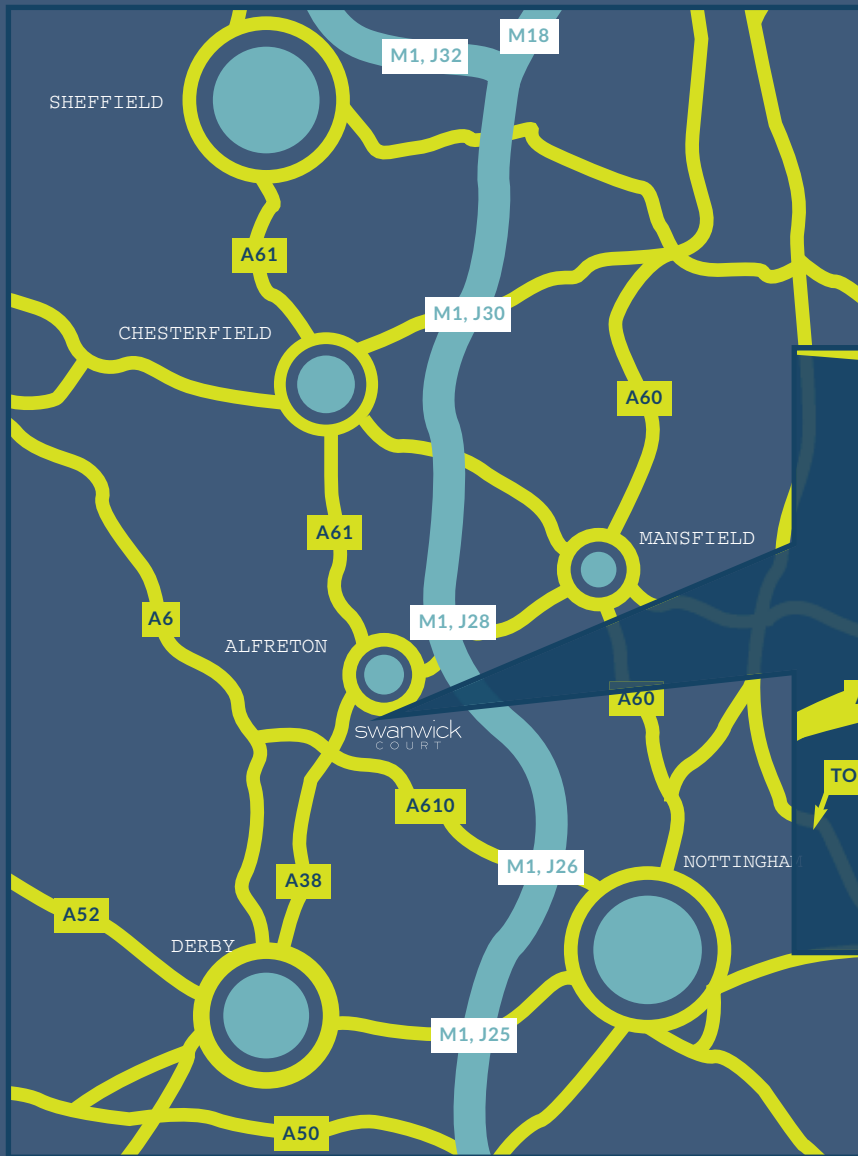
THE PROPERTIES ARE AVAILABLE BY WAY OF NEW, FULL REPAIRING AND INSURING LEASE TERMS (SERVICE CHARGE FOR COMMON EXTERNAL AREAS) SUBJECT TO THREE OR FIVE YEARLY RENT REVIEWS AS APPROPRIATE.

## ENERGY PERFORMANCE CERTIFICATES

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

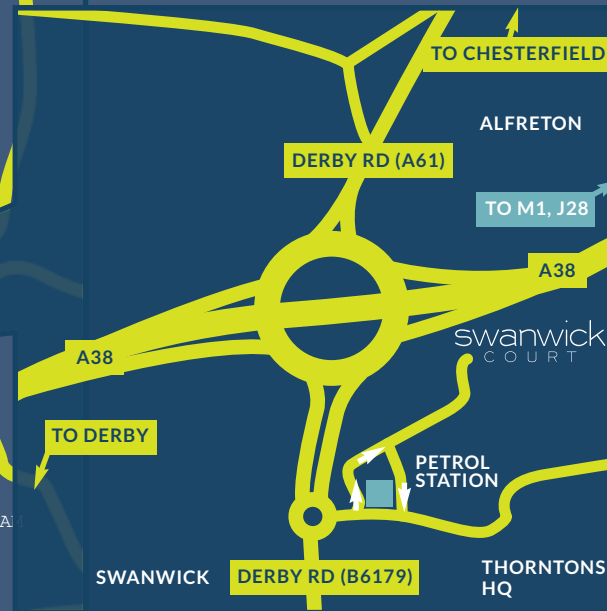
## SCHEDULE OF AVAILABILITY

UNIT		SIZE – SQ.M	SIZE – SQ.FT.	PRICE
UNIT 1	Ground / 1st Floor	302.7 / 275.5	3,257 / 2,967	£10 Per Sq.Ft
UNIT 2	Ground	247.3	2,661	£10 Per Sq.Ft
UNIT 3	Ground / 1st Floor	235 / 261	2,532 / 2,810	£10 Per Sq.Ft
UNIT 7	Ground / 1st Floor	161.7 / 148.6	1,740 / 1,599	£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 A RANGE 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)

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