

TO LET

GROUND & FIRST FLOOR INDUSTRIAL ACCOMMODATION

CELEBRATING
30 YEARS OF PROPERTY
CONSULTANCY

Units 2-3
Sharpe's Industrial Estate
Alexandra Road, Swadlincote
Derbyshire, DE11 9AZ



Rent: £1,200 per month

- Industrial unit comprising approximately 243.56m² / 2,620 sq ft including mezzanine storage.
- Convenient town centre location.
- On-site parking.
- Eaves height approximately 4m.



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Location

Swadlincote is located approximately 5 miles south east of Burton on Trent, 9 miles south west of Derby and 4 miles north west of Ashby de la Zouch and has a population of approximately 28,000 and an estimated catchment area in excess of 100,000. The town is served by the A511 and A444 trunk roads and the nearest M1 junction is approximately 12 miles due east.

The premises form part of a long-established industrial estate on the fringe of the town centre and close to all local amenities.

Description

The premises form part of a terrace of industrial and warehouse units on this long-established industrial estate. It is of steel, portal framed construction with cavity brick and block infills surmounted by a pitched, insulated roof incorporating translucent lights. The base of the unit is concrete, the height to eaves is approximately 4m, there is a manually operated roller shutter service door which is approximately 3m wide x 3.50m high. There are power points, fluorescent strip lighting and stairs to a mezzanine storage facility.

The other half of the unit is office and amenity accommodation which has a mixture of non-slip and carpeted floors, plastered and painted walls, fluorescent strip lighting, power points and a separate personnel door entrance on the front elevation.

Externally is a communal yard area providing ample parking and servicing facilities.

Accommodation

All areas referred to in these particulars are approximate.

Workshop:	79.67m ² / 857 sq ft
Office and Amenities:	81.05m ² / 872 sq ft
Mezzanine Storage:	82.84m ² / 891 sq ft

Total: 243.56m² / 2,620 sq ft (gross internal)

The office and amenity area comprises an entrance hall, five partitioned rooms and male and female toilets.

Services

Mains electricity (including 3 phase), water and drainage are connected to the premises.

There is electric panel heaters to the office and amenity area.

Rates

Rateable Value: £13,500 (1 April 2026 to present)

For confirmation of Business Rates payable and eligibility for any relief that may apply, interested parties are advised to contact South Derbyshire District Council.



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Energy Performance Certificate

The property has an energy performance rating of Band D.

A copy of the energy performance certificate is available upon request.

Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term subject to upward only reviews at three yearly intervals.

Rent

£1,200 per calendar month which is to be payable monthly in advance by standing order/direct debit.

Value Added Tax

The rent will be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

The Landlord will require references from interested parties to include their bank, accountant and trade or personal referees.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Tel: 01283 500030
Email: burton@salloway.com



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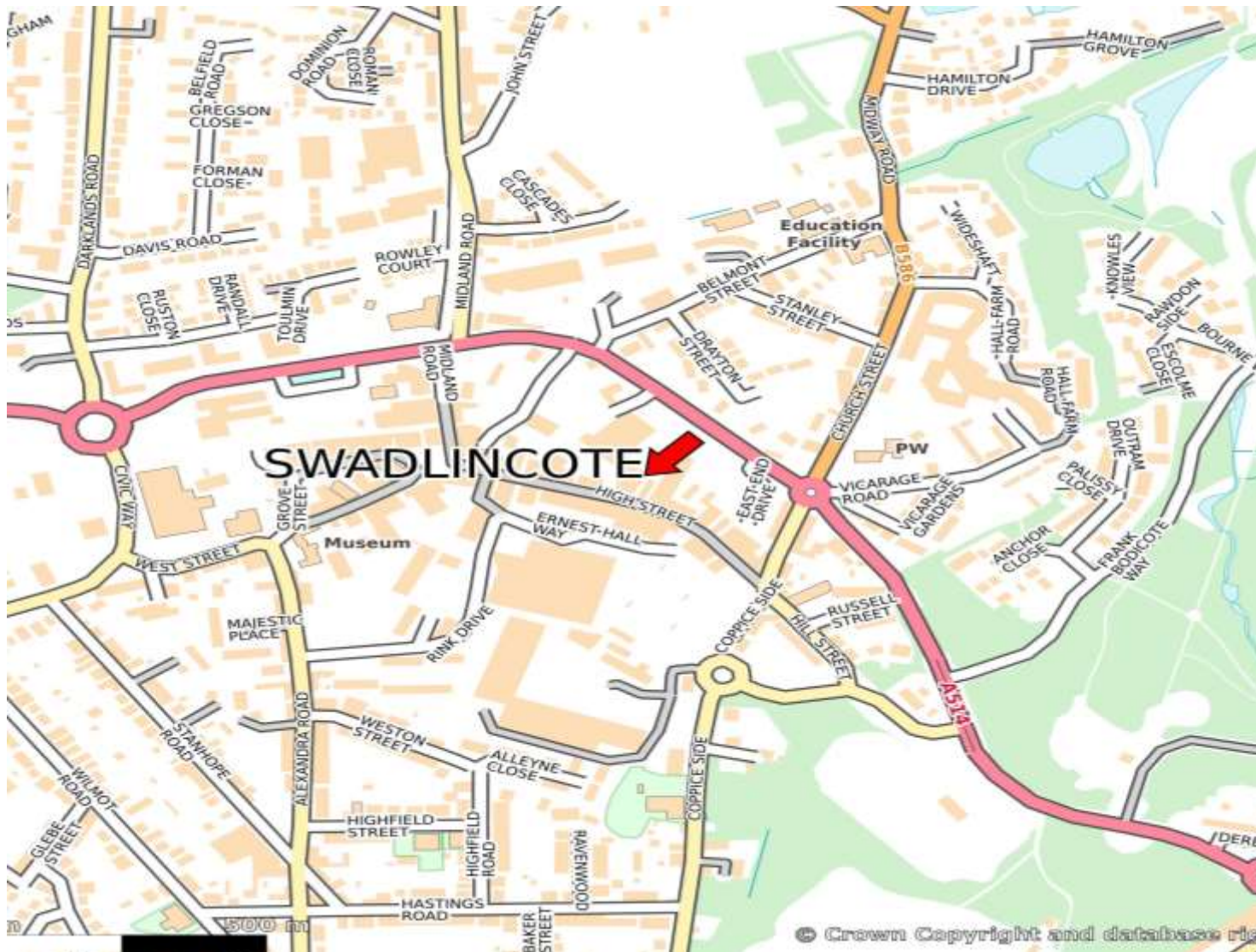
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