



TO LET

UNIT 19, GEORGE HOLMES BUSINESS
CENTRE, GEORGE HOLMES WAY,
SWADLINCOTE, DERBYSHIRE, DE11 9DF

INDUSTRIAL 2,251 SqFt (209.12 SqM)

KEY FEATURES

- STARTER UNIT IN POPULAR LOCATION
- FLEXIBLE LEASE TERMS
- £13,425 PER ANNUM, EXCLUSIVE
- IMMEDIATELY AVAILABLE

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LOCATION

The George Holmes Business Centre, is an established industrial estate approximately 1 mile south west of Swadlincote Town Centre.

The property is located off Hearhcote Road, one of the main arterial routes into the centre of Swadlincote and provides easy access to the A444 and is also a short walk from the Swadlincote Town Centre.

Nearby occupiers include a mixture of small local tenants and large national tenants such as Travis Perkins.

DESCRIPTION

The subject property comprises a modern, mid-terraced industrial/warehouse building of brick and block elevations beneath a pitched tile roof.

Internally, the property provides open plan industrial / warehouse accommodation along with a reception office, further ancillary office, WC and kitchen facilities. The unit also benefits from additional first floor mezzanine storage space.

The unit has a concrete floor and manual roller shutter loading door to the front elevation.

Externally, the property provides loading to the front of the unit along with dedicated car parking spaces.

ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor	1,300	120.77
Mezzanine	951	88.35
Total	2,251	209.12

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Industrial) and B8 (Storage and Distribution), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (South Derbyshire District Council).

SERVICES

It is understood that mains electricity, water and drainage are connected to the unit.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £8,000.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

The unit should qualify for small business rates relief, subject to the applicant status.

TENURE

The property is available to lease by way of a new flexible term of years. The tenant will be responsible for internal repairs, decoration and maintenance, with the landlord retaining responsibility for external maintenance.

PRICE

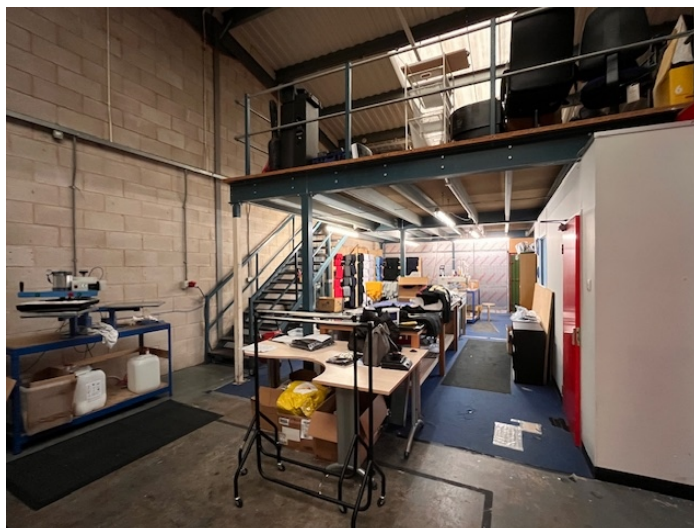
The property is available to rent at a figure of £13,425 per annum, exclusive.

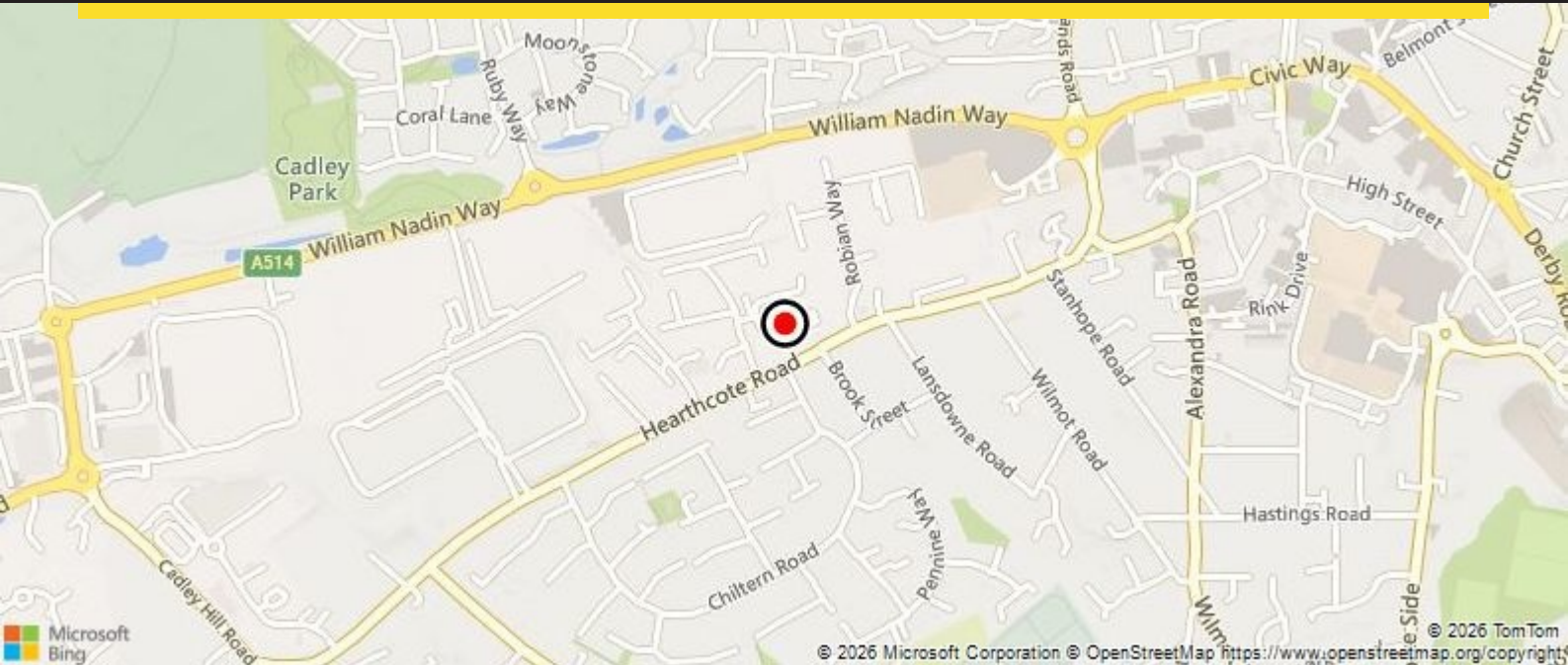
ENERGY PERFORMANE CERTIFICATE

The subject property has an EPC rating of E (117).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

Viewing by prior appointment with sole agent Rushton Hickman.



CONTACT

Richard Fairey
01283 528031
richard.fairey@rushtonhickman.com



CONTACT

Jade Martin
01283 528005
jade.martin@rushtonhickman.com

REFERENCE C3334 - 16032026



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