



Fitted Distribution Warehouse Facility

Size 15,186 sq.ft. (1,411 sq.m.)

- 9m eaves
- LED Lighting
- Racked with 1,088 pallet positions (in current layout)
- Canopy covered level access loading
- Easy access to A42 & A38
- Available immediately on flexible terms

Fitted Distribution Warehouse - To Let

Size 15,186 sq.ft. (1,411 sq.m.)

Location

The unit forms part of the Suttons Business Park positioned off Swadlincote Road in Woodville close to the intersection of A514 and A511. The location on the South East side of Swadlincote benefits from convenient connections to A42 at Ashby-de-la-Zouch (3.5 miles via A511) and A38 at Burton upon Trent (5 miles via A511), ideal for regional logistics operations.

Description

The available property is one bay within a four bay building providing good quality distribution accommodation within a secure, gated logistics complex.

The unit is of steel portal frame construction with predominantly profile clad elevations and a pitched roof. Loading is from a concrete forecourt to a level access loading door beneath an overhead canopy. Key features include:

- 9m eaves height
- Warehouse LED lighting
- Racked to provide 1,088 pallet positions
- 1 full height ground level loading doors
- Forklift charging points
- Car and standing trailer parking (allocation to be agreed)

The heating in situ is currently out of commission but could be reinstated, subject to occupier requirements and terms agreed.

Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Chamber 1b – Warehouse	13,186	1,225
Chamber 1b – Canopy	2,000	186
TOTAL	15,186	1,411

Chamber 1a is let to an occupier by way of a flexible deal and could be available upon 3 month's notice to a longer term occupier.

EPC Rating

Chamber 1b – C56.



Occupational Terms

The premises are available To Let by way of a sub-lease or license. The head-lease features a tenant option to break 1st October 2022, therefore any tenancy will be for a term working up to this date or will feature a mutual break option. The tenancy will be drawn up outside of the Landlord & Tenant Act 1954. Longer term commitments could be accommodated subject to negotiations.

Rent

Rent upon application. It is envisaged that an all-inclusive rate will be charged, to include rent, rates, service charge and utilities. More information available on application.

Further Information

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Photographs (indicative of all four bays)

