



FOR SALE

BOARDMAN INDUSTRIAL ESTATE,
BOARDMAN ROAD, SWADLINCOTE,
DERBYSHIRE, DE11 9DL

INVESTMENT 2,800 SqFt (260.12 SqM)

KEY FEATURES

- MULTI-LET INDUSTRIAL INVESTMENT COMPRISING FIVE UNITS
- RENTAL INCOME £21,300 PER ANNUM
- SCOPE TO INCREASE TOTAL RENTAL
- OFFERS AROUND £325,000

FOLLOW US



01283 517747 | www.rushtonhickman.com

LOCATION

Boardman Industrial Estate is situated on Boardman Road, which is adjacent to one of the main arterial routes into Swadlincote. The property comprises a fully-let investment of five starter industrial units.

DESCRIPTION

The estate comprises five self-contained starter units constructed of brick and block walls, concrete floors and mono-pitched roof including translucent roof lights. The units are self-contained with each having its own separate personnel access door.

The estate benefits from a shared service yard and parking area.

ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS code of Measuring Practice (6th edition), and each unit comprises approximately 560 sq. ft (52.02 sq. m) providing total accommodation of approximately 2,800 sq. ft (260.12 sq. m).

PLANNING

We understand that the property has the benefit of planning consent for Use Class B2 (General Industrial) and Use Class 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

We understand that mains electricity, water and drainage are connected to each unit.

BUSINESS RATES

The units are listed on the Valuation Office website as having the following rateable values:

Unit 5 - £3,400
Unit 6 - £2,425
Unit 7 - £3,400
Units 8 & 9 - £4,350

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.

TENURE

The subject property is available to purchase freehold, subject to the occupational tenancies:

Unit 5 - Let on a Tenancy at Will from 17th August 2023.
Current rental £5,400 per annum, exclusive
Unit 6 - Let on a Tenancy at Will from 20th April 2012.
Current rental £3,720 per annum, exclusive
Unit 7 - Let on a Tenancy at Will from 28th May 2017.
Current rental £4,140 per annum, exclusive
Unit 8 - Let on a Tenancy at Will from 8th February 2013.
Current rental £3,900 per annum, exclusive
Unit 9 - Let on a Tenancy at Will from 27th January 2016.
Current rental £4,140 per annum, exclusive

PRICE

Offers are invited in the region of £325,000.

VAT

We are informed that VAT is not applicable on this transaction.

ENERGY PERFORMANCE CERTIFICATES

Each unit has an EPC rating as follows:

Unit 5 - D (81)
Unit 6 - D (81)
Unit 7 - D (88)
Unit 8 - C (75)
Unit 9 - D (86)

LEGAL COSTS

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



VIEWING

By appointment with Rushton Hickman.



CONTACT

Richard Fairey
01283 528031
richard.fairey@rushtonhickman.com



CONTACT

Stephanie O'Leary
01283 528001
stephanie.oleary@rushtonhickman.com

REFERENCE C3285 - 02072025



FOLLOW  

US

www.rushtonhickman.com

01283 517747

Conditions under which particulars are issued: Rushton Hickman Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Rushton Hickman Ltd has any authority to make or give any representation or warranty whatever in relation to this property.