

UNIT 4 PARK FARM, BURTON ROAD, STRETTON-EN-LE-FIELD, SWADLINCOTE, **DERBYSHIRE, DE12 8AB**

INDUSTRIAL / **WAREHOUSE**

4,524 SqFt (420.28 SqM)

KEY FEATURES

- SUPERB RURAL LOCATION ONLY 0.5 MILES FROM THE M42
- GROSS INTERNAL FLOOR AREA 4,524 SQ. FT (420 SQ. M)
- RENTAL £22,450 PER ANNUM, EXCLUSIVE

FOLLOW US





LOCATION

The site stands on an estate in a superb rural location near Stretton-en-le-Field. The site entrance is on the A444, only 0.5 miles from junction 11 of the M42 and one mile from Mercia Park, which accommodates 3.5 million square feet of industrial space for major occupiers including Jaguar Land Rover.

The site offers immediate access to the UKs motorway network and is within easy reach of East Midlands and Birmingham airports, and is under thirty miles from Derby, Leicester, Birmingham and Nottingham.

DESCRIPTION

The subject premises comprises an end terraced industrial unit of steel portal frame construction, drop lighting and a roller shutter loading door measuring 6.1m wide by 5.6m high. The property provides a concrete floor and minimum eaves height of 6.1m on the underside of the haunch rising to 9.1m.

Internally, the property provides open plan warehouse accommodation, along with a separate side office and WC facilities.

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
Total	4,524	420.28

PLANNING

Interested parties should confirm all planning information with the landlord.

SERVICES

We understand that all mains services, excluding gas but including 3-phase electricity, are connected at the subject property.

TENURE

The subject property is available to lease on terms to be agreed.

PRICE

The property is available to rent at a figure of £22,450 per annum, exclusive of VAT and all other outgoings.

VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

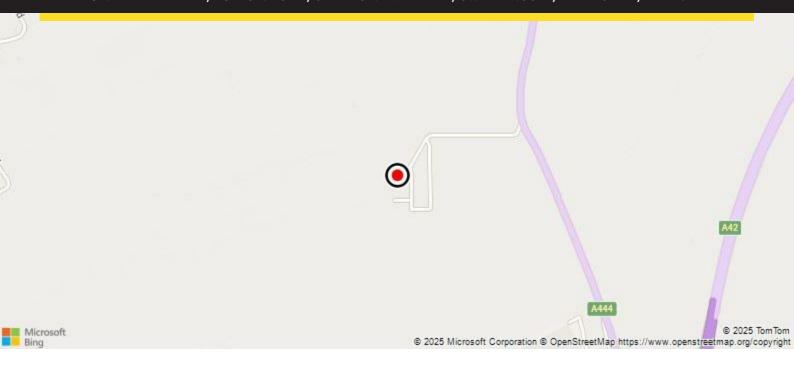
TBC.

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
Graham Bancroft
01283 517747
graham.bancroft@rushtonhickman.com



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

REFERENCE C3299 - 15082025



FOLLOW O in
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.