



TO LET

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

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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 UK's 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.



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