

## Affordable light industrial/warehouse unit on a popular industrial estate in Swadlincote

127m<sup>2</sup>  
(1,362ft<sup>2</sup>)

- Good quality unit on popular estate
- Clear span warehouse accommodation
- Small office and W/C facilities
- Courtyard environment with good parking
- Conveniently accessed off A511 at Woodville
- Currently undergoing a comprehensive refurbishment
- Rent £15,663 per annum



**TO LET**



Location



Gallery



Contact

## Location

Viking Business Centre is situated off the A511 High Street, Woodville close to its junction with the A514. Woodville is well located approximately 6 miles south east of Burton upon Trent and 4 miles west of Ashby-de-la-Zouch and Junction 13 of the A42.

## The Property

The property comprises a mid-terraced industrial/warehouse unit of steel portal frame construction and provides clear span warehouse accommodation with a small office, W/C and kitchenette.

The specification includes 3 phase power, roller shutter loading door and LED lights.

The property is currently undergoing a refurbishment which will include a new roller shutter loading door.

## Accommodation

The property provides the following approximate gross internal floor area:

GIA	M <sup>2</sup>	FT <sup>2</sup>
Unit 7	127	1,326

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)





## Business Rates

We note from the VOA website that the premises hold the following rateable value:-

**£6,000 per annum**

The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Small business rate relief may be available, subject to confirmation from the local billing authority.

## Service Charge

There is a service charge levy for the upkeep of common areas and management. The current premium is to be confirmed.

## Planning

The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries of South Derbyshire District Council.

## Legal Costs

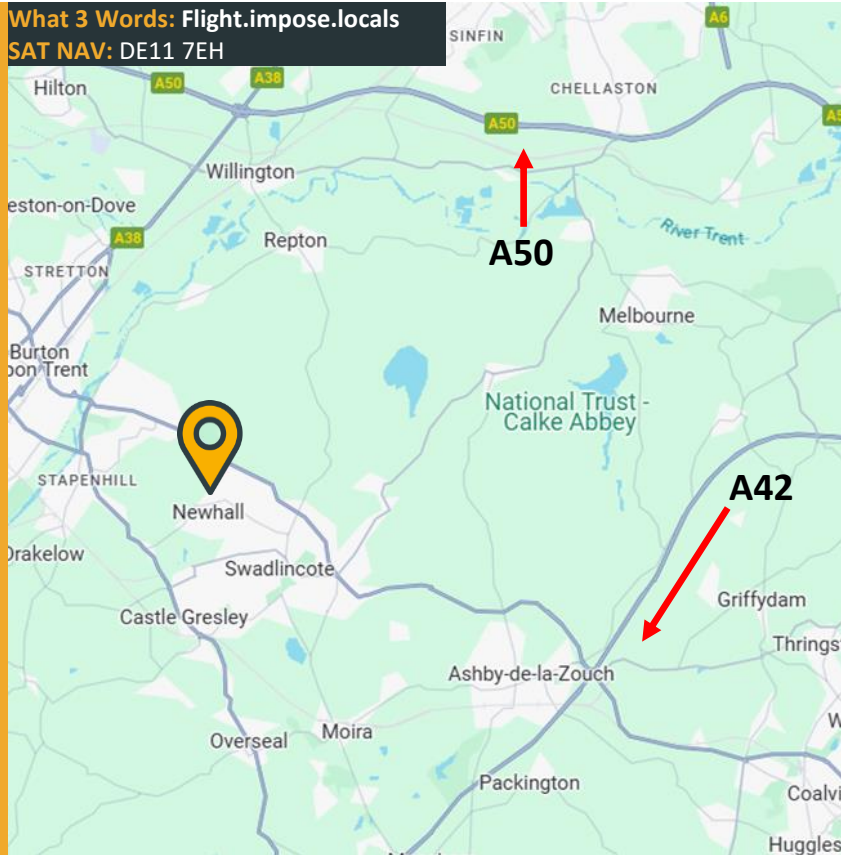
Each party is responsible for their own legal and all other professional costs incurred in the transaction.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of E(122).



**What 3 Words: Flight.impose.locals**  
**SAT NAV: DE11 7EH**



## Rent

The premises is available by way of a new lease at a rent of:-  
**£15,663 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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