

Press Release 2025



WAREHOUSE TO LET IN SWADLINCOTE CURRENTLY UNDERGOING A REFURBISHMENT

FHP Property Consultants are delighted to bring to the market Unit 1 and Unit 7 Viking Business Centre, Swadlincote, DE11 7EH. These industrial/warehouse units comprise 1,735ft² and 1,362ft² respectively.

Viking Business Centre is situated off the A511 High Street, Woodville, which is 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.

Both properties comprise an end terrace industrial/warehouse unit of steel portal frame construction and provide clear span warehouse accommodation with a small office, W/C and kitchenette. The specification includes 3 phase power, electric roller shutter door and LED lighting. The properties are currently undergoing a comprehensive refurbishment and will be available in Q2 of 2025.

These industrial/warehouse units are available to let on new lease terms at a rent of £19,920 per annum and £15,663 per annum respectively.

Harry Gamble of FHP Property Consultants comments:

“These properties provide a great opportunity for newly emerging businesses to establish themselves on a high-quality industrial estate. Once the refurbishments have taken place, the units will generate a lot of interest, so I don’t expect them to sit around for long. We have recently let out Unit 5 Viking Business Centre and upon completion of the refurbishment we had found a tenant within a couple of weeks. Therefore, if you are interested in these properties please get in touch on the contact details below.”

For further information or to arrange a viewing, please contact Harry Gamble on 07398 443 828 / harry.gamble@fhp.co.uk or Corbin Archer on 07929 716 330 / corbin.archer@fhp.co.uk

ENDS

Harry Gamble
February 2025

Fisher Hargreaves Proctor Limited is the region’s leading commercial property consultancy.
Visit our website: www.fhp.co.uk

To find out more please call:

Nottingham | **Birmingham** | **Derby**
0115 950 7577 | **0121 752 5500** | **01332 343 222**

Nottingham Office
10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office
122-124 Colmore Row | Birmingham | B3 3BD

Derby Office
North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT