

# Press Release 2025



## REFURBISHED INDUSTRIAL/WAREHOUSE UNITS AVAILABLE TO LET IN SWADLINCOTE

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 1,735ft<sup>2</sup> and 1,362ft<sup>2</sup> 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](mailto:harry.gamble@fhp.co.uk) or Corbin Archer on 07929 716 330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk)

ENDS

Harry Gamble  
February 2025

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