

# tetron 141

WILLIAM NADIN WAY . SWADLINCOTE . DERBYSHIRE . DE11 9DU

TO LET

141,459 SQ.FT (13,141.97 SQ.M)

GRADE A SPECIFIED WAREHOUSE




AVAILABLE  
Q4 2023



## LOCATION:

Tetron 141 is situated fronting the A541 William Nadin Way which is approximately 0.6 miles to the A444. This A road provides good access to the A38 via Burton on Trent and the M42 at J11, 6 miles to the south. The A511 runs to the east side of Swadlincote and provides access to both the A42 at J13 and the M1.

 [Click here for Google Map link](#)

 What3Words:  
[wire.casual.paused](#)

### DRIVE TIMES

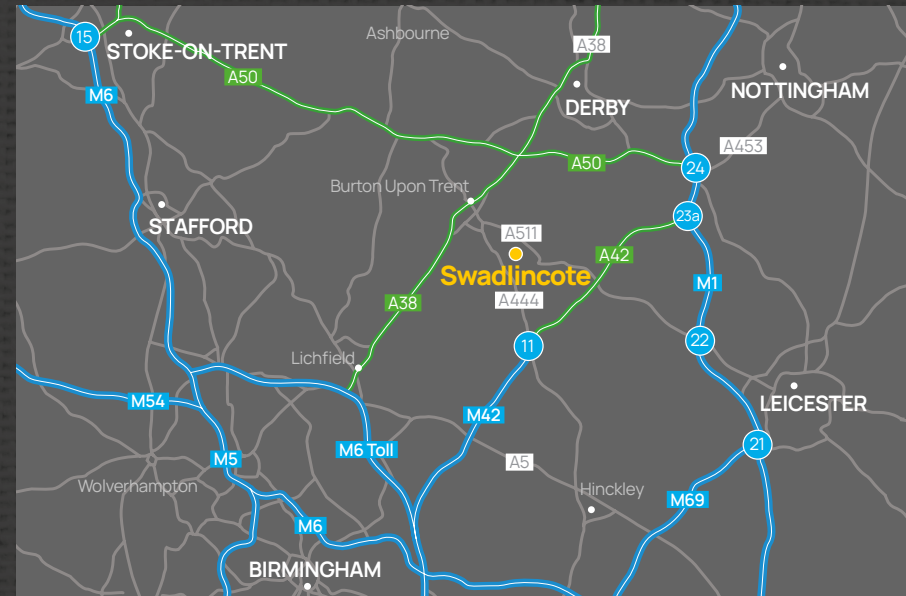
Destination	Miles	Time
Derby	17.4	35min
Birmingham	31.1	40min
Coventry	38.6	45min
Nottingham	27.5	45min
Leicester	23.8	50min
Sheffield	68.1	1hr 5min
Leeds	95.3	1hr 30min
Cheltenham	82.2	1hr 30min
Gloucester	86.0	1hr 30min
Milton Keynes	73.9	1hr 30min
Oxford	95.1	1hr 40min
Liverpool	94.1	1hr 40min
Luton	88.7	1hr 40min

### AIRPORTS

Destination	Miles	Time
East Midlands	21	32min
Birmingham	30	45min
Manchester	69	1hr 23min
Heathrow	127	2hr 27min

### SEAPORTS

Destination	Miles	Time
Hull	108	2hr 7min
Ashford (channel tunnel)	190	3hr 30min
Felixstowe	173	3hr 30min
Dover	211	3hr 43min



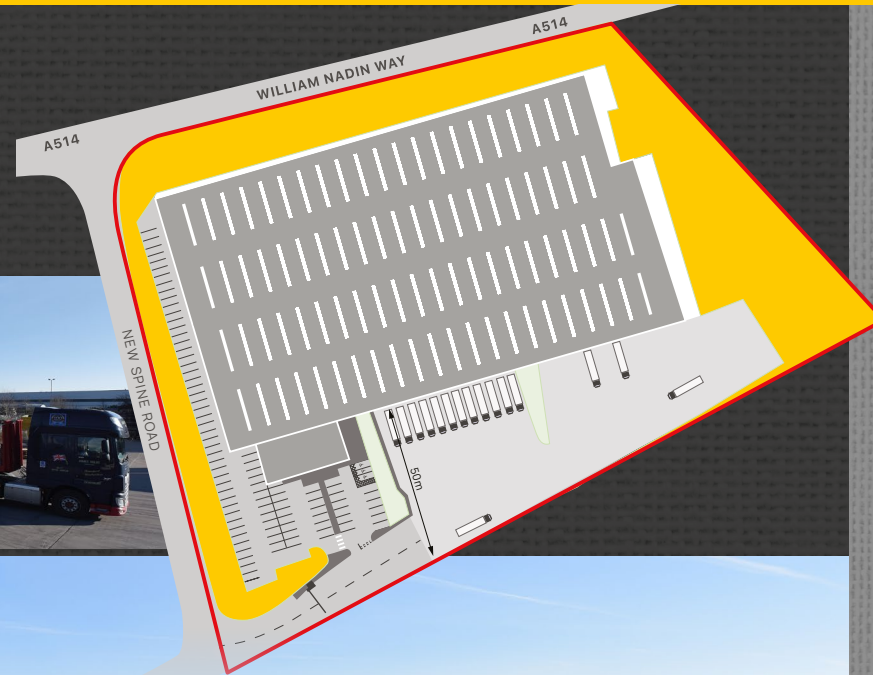
The property sits amidst local occupiers such as Bison, Clipper Logistics, Roger Bullivant and TNT.





## DESCRIPTION:

The property is a modern warehouse/distribution facility providing a Grade A specification.

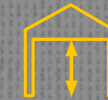


tetron 141

## ACCOMMODATION:

	SQ.FT	SQ.M
WAREHOUSE	132,865	12,343.57
OFFICE	8,594	798.41
<b>TOTAL</b>	<b>141,459</b>	<b>13,141.97</b>

## SPECIFICATION:



11.2m eaves height



12 dock level loading doors



2 level access doors



50kN/m<sup>2</sup> floor loading



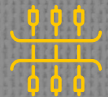
Up to 50m yard depth



Separate car parking



Suspended ceilings



Perimeter trunking



Fully secure with palisade fencing



3-storey offices (including canteen)



Gatehouse



95 car parking spaces



## FURTHER INFORMATION:

### TERMS

The opportunity is available on a leasehold basis on terms to be agreed.

The property will be available from Q4 2023.

### RATEABLE VALUE

The Rateable Value as of 01 April 2023 is £785,000. Interested parties are advised to discuss rates payable with the relevant billing authority.

### VAT

VAT will be chargeable at the prevailing rate.

### SERVICES

We understand that all mains supplies including gas, water, electric and drainage supplies are connected to the site.

### EPC

The current EPC rating for the building is B35.

## CONTACT:



**James Clements**  
07436 165 015  
james.clements@knightfrank.com

**Edward Kennerley**  
07972 187 779  
edward.kennerley@knightfrank.com

**Ben Farwell**  
07814 294 325  
ben.farwell@knightfrank.com



**Richard James Moore**  
07469 403 599  
richard.james-moore@jll.com

**Steven Jagers**  
07837 995259  
steven.jagers@jll.com

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Subject to Contract. August 2023. Design by carve-design.co.uk 1593217

