



Unit 5k Boardman Industrial Estate, Boardman Road, Swadlincote DE11 9DL

**TO LET /
FOR SALE**

Light Industrial Premises

**1,165 Sq Ft
(108 Sq M)**

DESCRIPTION

The property comprises a mid terrace light industrial unit of steel portal frame construction and brick elevations. Access is via a roller shutter loading door and a pedestrian access door to the front elevation with allocated loading yard & car parking externally.

- ✔ Industrial starter unit.
- ✔ Located on a popular, well let estate.
- ✔ Within 2 miles of Swadlincote Town Centre.
- ✔ Rare opportunity to purchase.
- ✔ Suitable for occupiers & investors.
- ✔ 999 year long leasehold from 1984.



LOCATION

The property is located on the Boardman Estate within an established industrial estate in close proximity to Swadlincote town centre, with access to the A511, A444 and A42 all of which provide links to the national road network, major regional centres and the A50.

ACCOMMODATION

Gross Internal Area	sq ft	sq m
Total	1,165	108

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

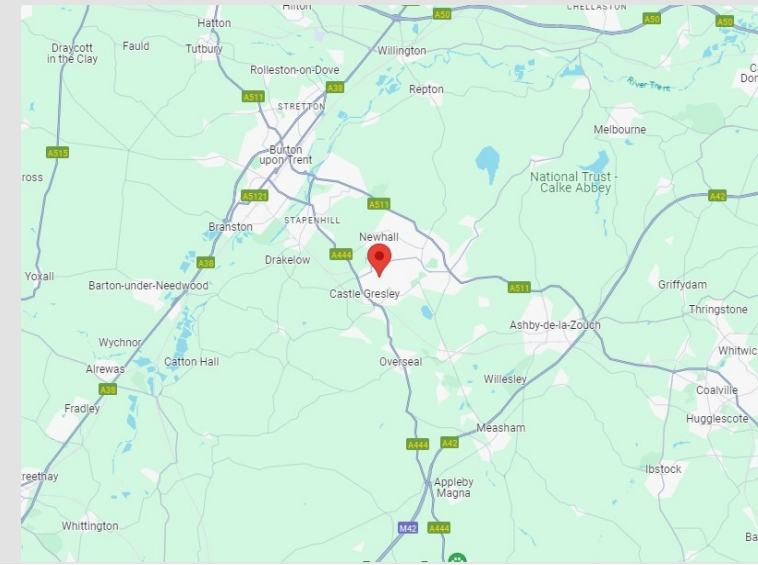
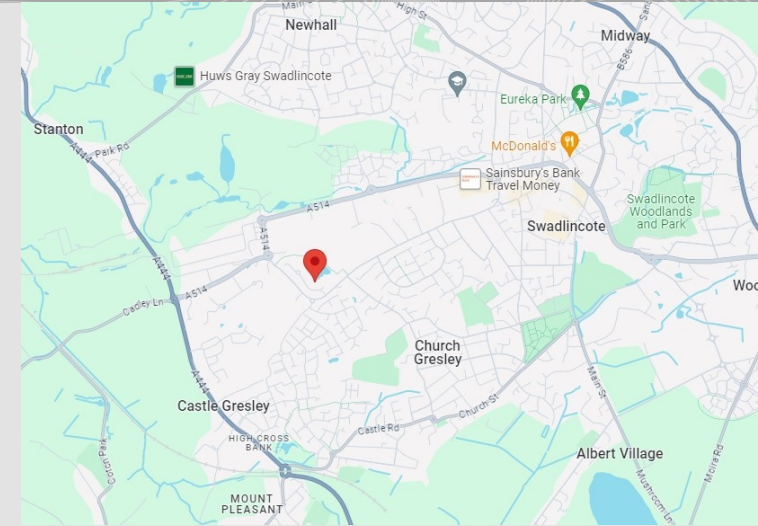
BUSINESS RATES

Rateable Value: £6,000. Subject to occupier circumstances the property may qualify for full small business rates relief.

TERMS

The property is available by way of a new full repairing and insuring lease. Alternatively a sale of the long leasehold interest would be considered. More information on application.

EPC RATING D (99).



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Regulated by RICS 18-Jul-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Peter Edwards
07354 846 001
PEdwards@lsh.co.uk

Alex Eagleton
07594 509 011
AEagleton@lsh.co.uk