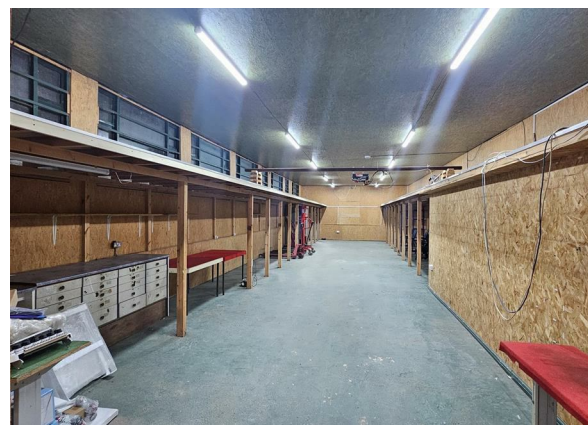
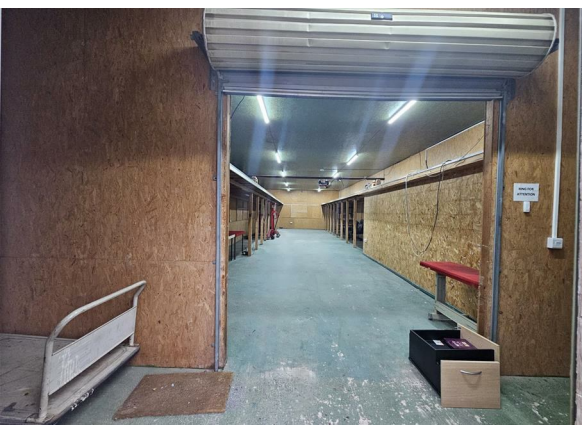


Unit 2 New Barn Farm, Coton Park, Linton, DE12 6RG

£1,000

Council Tax Band:



A versatile industrial and office unit offering approximately 2,500 sq. ft. of internal space, positioned within a central and well-connected part of South Derbyshire.

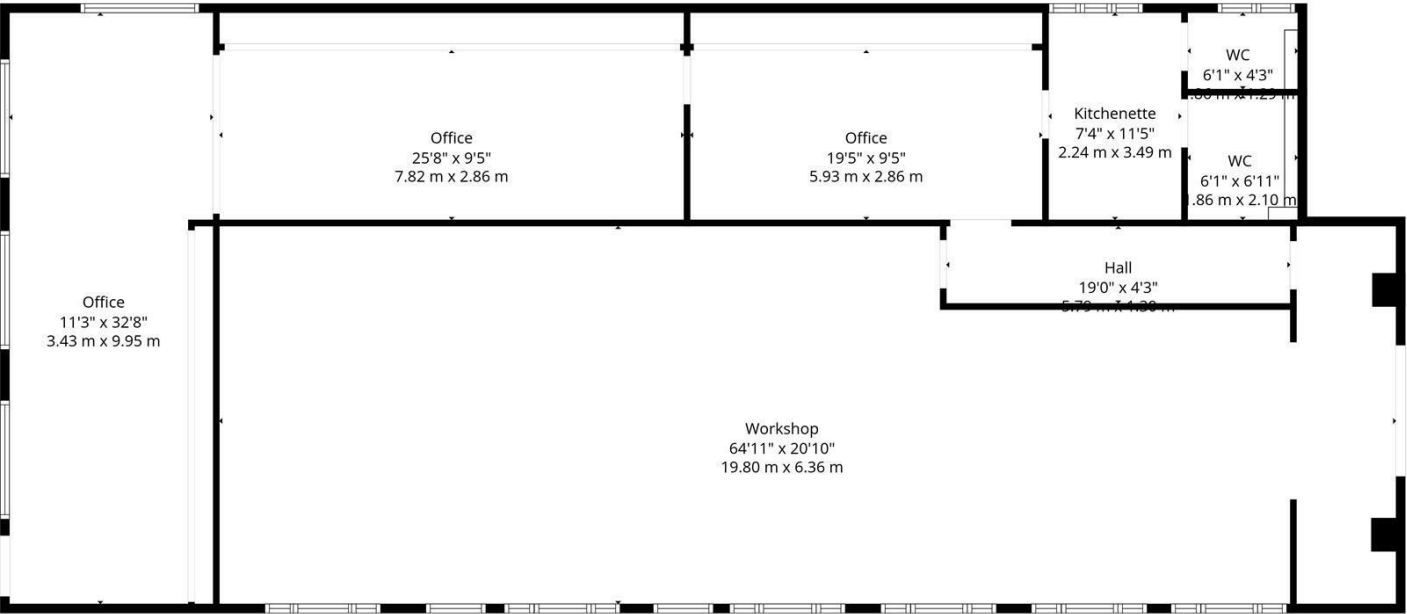
The property provides a large workshop area featuring high ceilings, roller shutter access, and fitted benching — ideal for light industrial, storage, or production purposes.

To the side and rear of the workshop are a series of office and ancillary rooms, offering comfortable workspaces with good natural light and fluorescent lighting throughout.

The premises are situated in a central and accessible location, convenient for Swadlincote, Burton upon Trent, Ashby and major transport routes including the A444, A511, and M42, making it ideal for a variety of commercial uses.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 