

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

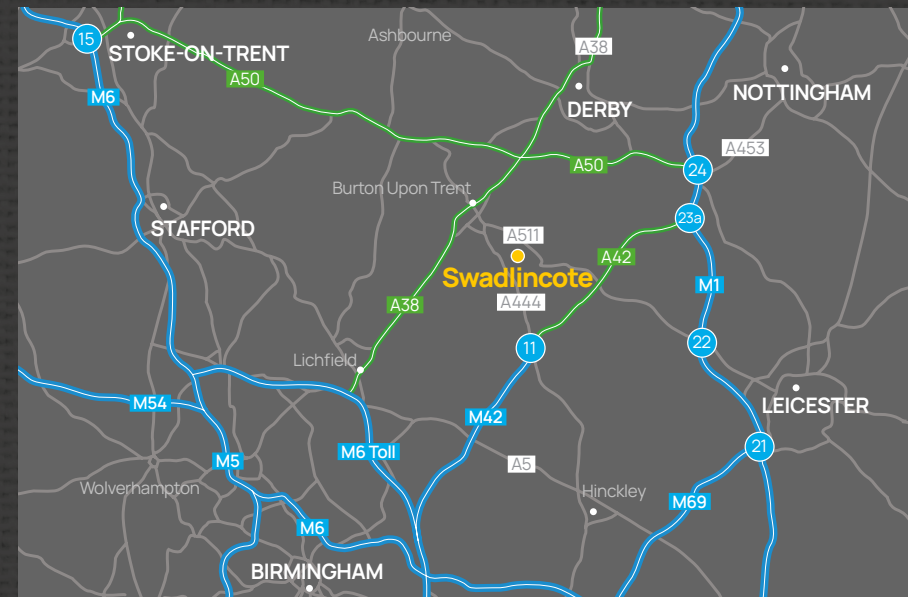
Destination	Miles	Time
Derby	17.4	35min
Birmingham	31.1	40min
Coventry	38.6	45min
Nottingham	27.5	45min
Leicester	23.8	50min
Sheffield	68.1	1hr 5min
Leeds	95.3	1hr 30min
Cheltenham	82.2	1hr 30min
Gloucester	86.0	1hr 30min
Milton Keynes	73.9	1hr 30min
Oxford	95.1	1hr 40min
Liverpool	94.1	1hr 40min
Luton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

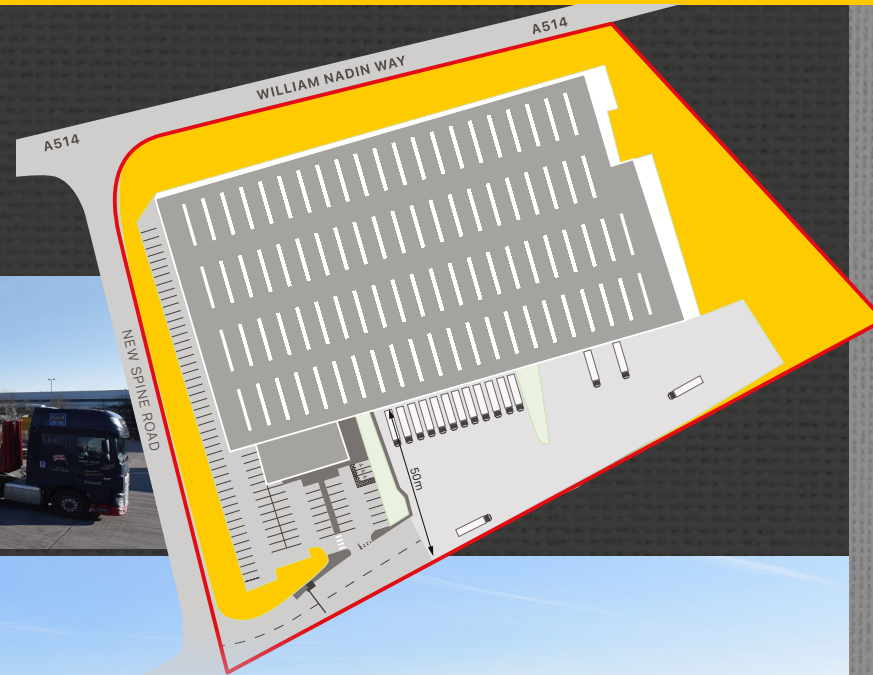


The property sits amidst local occupiers such as Bison, Clipper Logistics, Roger Bullivant and TNT.



DESCRIPTION:

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

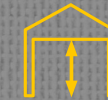


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ACCOMMODATION:

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

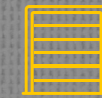
SPECIFICATION:



11.2m eaves height



12 dock level loading doors



2 level access doors



50kN/m² floor loading



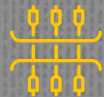
Up to 50m yard depth



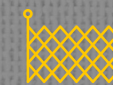
Separate car parking



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.

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