



TO LET

UNIT 2, KILN WAY INDUSTRIAL
ESTATE, SWADLINCOTE, DERBYSHIRE,
DE11 8ED

INDUSTRIAL 2,171 SqFt (201.69 SqM)

KEY FEATURES

- POPULAR INDUSTRIAL ESTATE
- GROSS INTERNAL AREA - 2,171 SQ. FT (201.69 SQ. M)
- RENTAL - £17,500 PLUS VAT PER ANNUM, EXCLUSIVE

FOLLOW US  

01283 517747 | www.rushtonhickman.com

LOCATION

The industrial estate is situated on Kiln Way, Swadlincote providing good links to both the A38 and M42.

DESCRIPTION

The unit is constructed of steel portal frame with brick and block cladding to eaves and mild steel clad roof. The unit has roller shutter door access. The unit is constructed in a terrace with a substantial yard area serving the estate.

ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Total	2,171	201.69

PLANNING

We understand that the property has the benefit of planning consent for Use Classes E (Industrial), B2 (General Industrial) and B8 (Storage and Distribution). It is the tenant's responsibility to ensure that they have the correct planning use.

SERVICES

Mains electricity, water and drainage are connected to the premises.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £12,500.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The property is available on a brand new lease for a flexible term of years.

PRICE

The property is available to rent at a figure of £17,500 per annum, exclusive of VAT and all other outgoings.

Additionally, a service charge is payable to cover the maintenance and upkeep of the communal parts of the estate.

VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

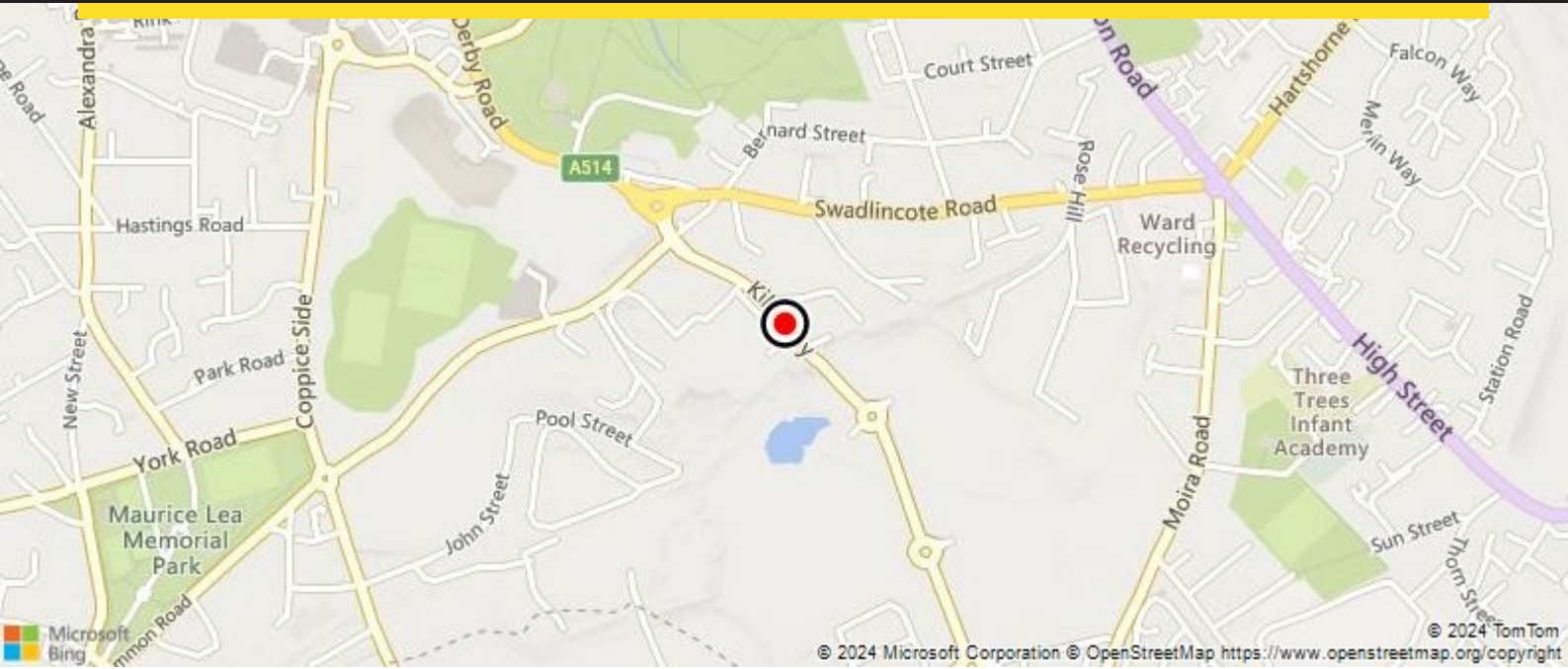
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (91).

LEGAL COSTS

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





VIEWING

By appointment with Rushton Hickman.



CONTACT

Richard Fairey
01283 528031
richard.fairey@rushtonhickman.com

REFERENCE C3221 - 24102024



FOLLOW  
US

www.rushtonhickman.com

01283 517747

Conditions under which particulars are issued: Rushton Hickman Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Rushton Hickman Ltd has any authority to make or give any representation or warranty whatever in relation to this property.