



Unit 1 Seal Brook Farm, Lullington Road, Swadlincote, DE12 8BH

To Let: £25,000 pa / 365.4 sq m (3,933 sq ft)

HOWKINS &
HARRISON

Unit 1 Seal Brook Farm Lullington Road Swadlincote DE12 8BH

Features

- Secure Access
- Large Steel Portal Frame Building
- Mains Electricity
- Suitable for storage or light industrial use

Description

The unit is situated in a rural location, set back off the main road, behind electric gates.

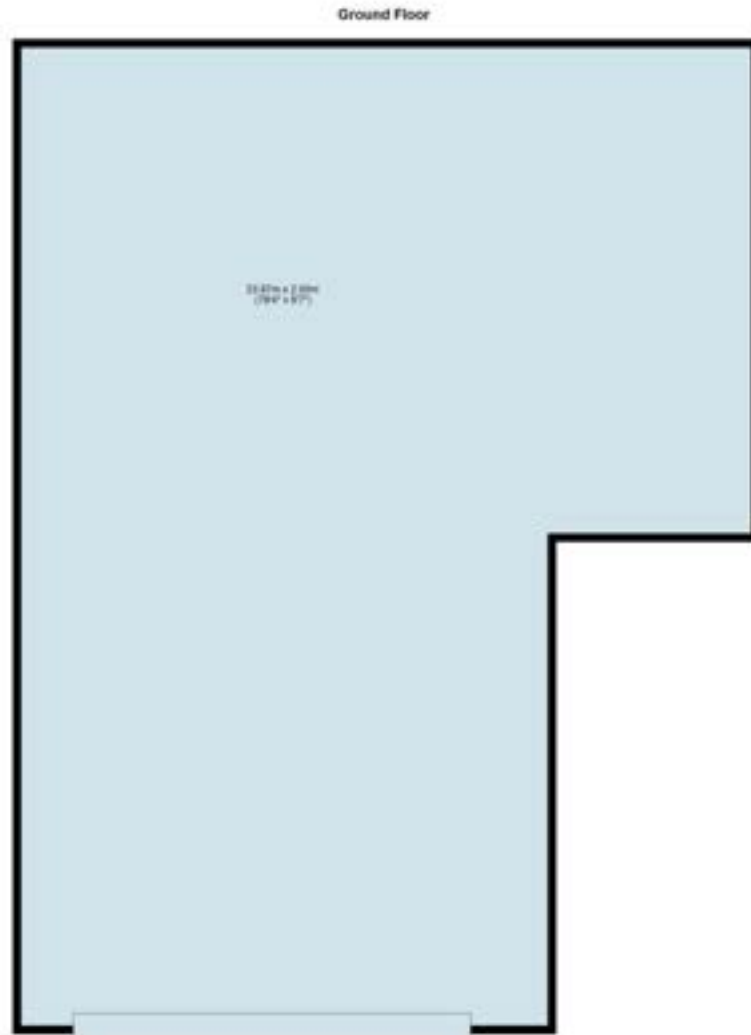
The unit consists of a steel portal framed building with concrete flooring. The main access is via a roller shutter door and a pedestrian access door.

Parking for approximately four vehicles is directly outside.

There is 3-phase electricity and a mains water connection may be available on request. WC facilities are available on site.



Floor Plan



Location

The Property is located in a rural setting on the outskirts of the village of Lullington.

Transport links include the A444 (2.1 miles) and the A38 (5.6 miles)

Other major towns and cities in the area include Swadlincote (5.2 miles), Ashby de La Zouch (6.8 miles) and Burton upon Trent (8.3 miles).

Tenure & Possession

Available on a flexible term lease. Terms to be agreed between the two parties.

The Lease will be excluded from Sections 24-28 of the Landlord and Tenancy Act 1954.

Local Authority

South Derbyshire District Council.

Services

3-phase electricity and mains water connection.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Legal Costs

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

Service Charge

TBC

Deposit

A deposit will be required to be held for the duration of the term.

Planning

The unit currently has an agricultural status.

Business Rates

The units is not yet rated for Business Rates.

Should Business Rates become payable, the tenant will be responsible for the payment from the initial date of occupation.

What3Words

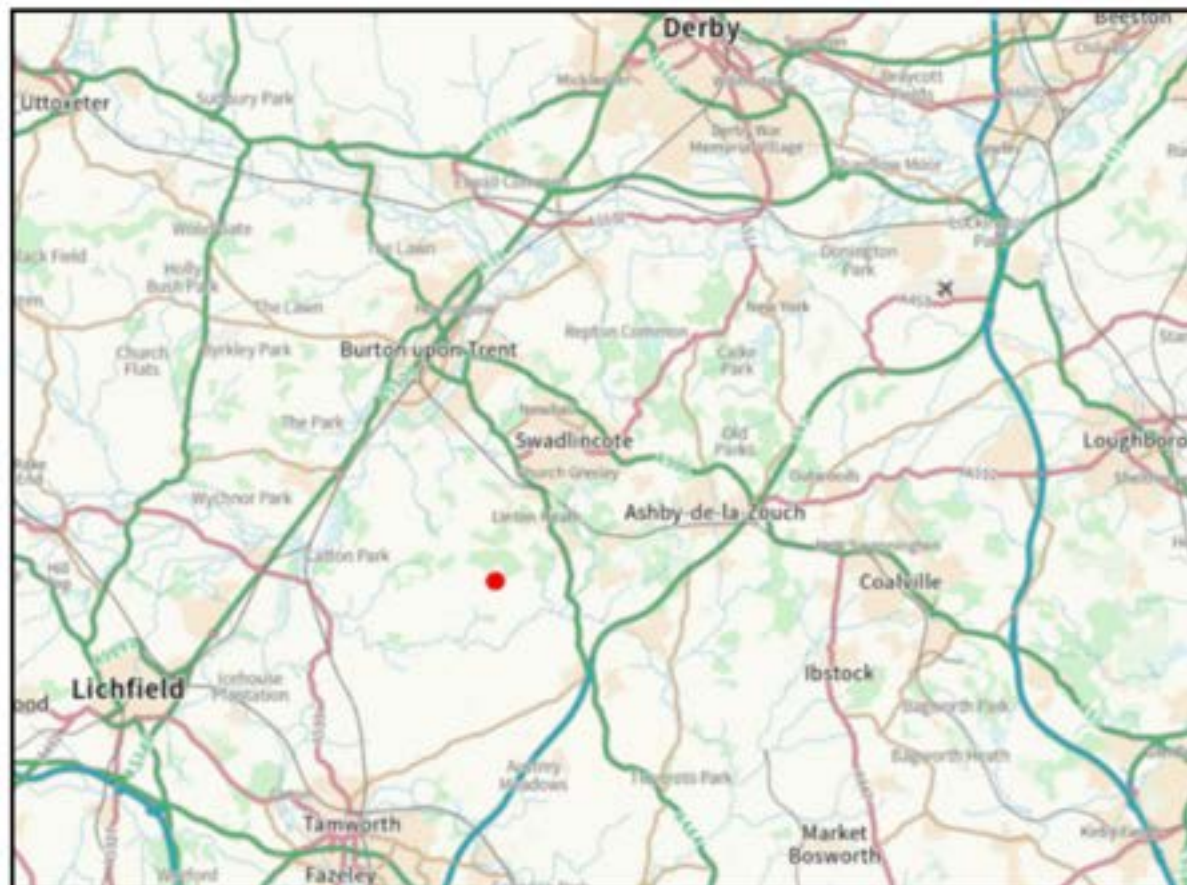
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Viewing

Accompanied viewings only, strictly by appointment with Gabriella Bennion at Howkins & Harrison on 01530 877977 (option 4) or alternatively email, gabriella.bennion@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposed only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photographs depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



Howkins & Harrison, 58 Market St,
Ashby-de-la-Zouch LE65 1AN

Telephone 01530 877977 (option 3)
Email ashbyrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
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