

26

TO LET

UNIT 26, GEORGE HOLMES BUSINESS
CENTRE, GEORGE HOLMES WAY,
SWADLINCOTE, DERBYSHIRE, DE11 9DF

INDUSTRIAL 280 SqFt (26.01 SqM)

KEY FEATURES

- SMALL STARTER UNIT IN POPULAR LOCATION
- FLEXIBLE LEASE TERMS
- £4,250 PER ANNUM, EXCLUSIVE
- IMMEDIATELY AVAILABLE

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LOCATION

The George Holmes Business Centre, is an established industrial estate approximately one mile south west of Swadlincote Town Centre.

The property is located off Hearhcote Road, one of the main arterial routes into the centre of Swadlincote and provides easy access to the A444 and is also a short walk from the Swadlincote Town Centre.

Nearby occupiers include a mixture of small local tenants and large national tenants such as Travis Perkins.

DESCRIPTION

The subject property comprises a modern, mid-terraced industrial / warehouse building of brick and block elevations beneath a mono-pitched roof.

Internally, the property provides a small open plan workshop with concrete floor and double personnel access doors, plus a sink providing water facilities.

There are no toilet facilities within the unit, but tenants will have access to the communal toilets within The Innovation Centre situated at the front of the business park.

Externally, the property provides loading to the front of the unit along with space for parking.

ACCOMMODATION

The property has 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	280	26.01

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Industrial) and B8 (Storage and Distribution), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (South Derbyshire District Council).

SERVICES

It is understood that mains electricity and water are connected to the unit.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £1,825.

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.

The unit should qualify for small business rates relief, subject to the applicant status.

TENURE

The property is available to lease by way of a new flexible term of years. The tenant will be responsible for internal repairs, decoration and maintenance, with the landlord retaining responsibility for external maintenance.

PRICE

The property is available to rent at a figure of £,4250 per annum, exclusive.

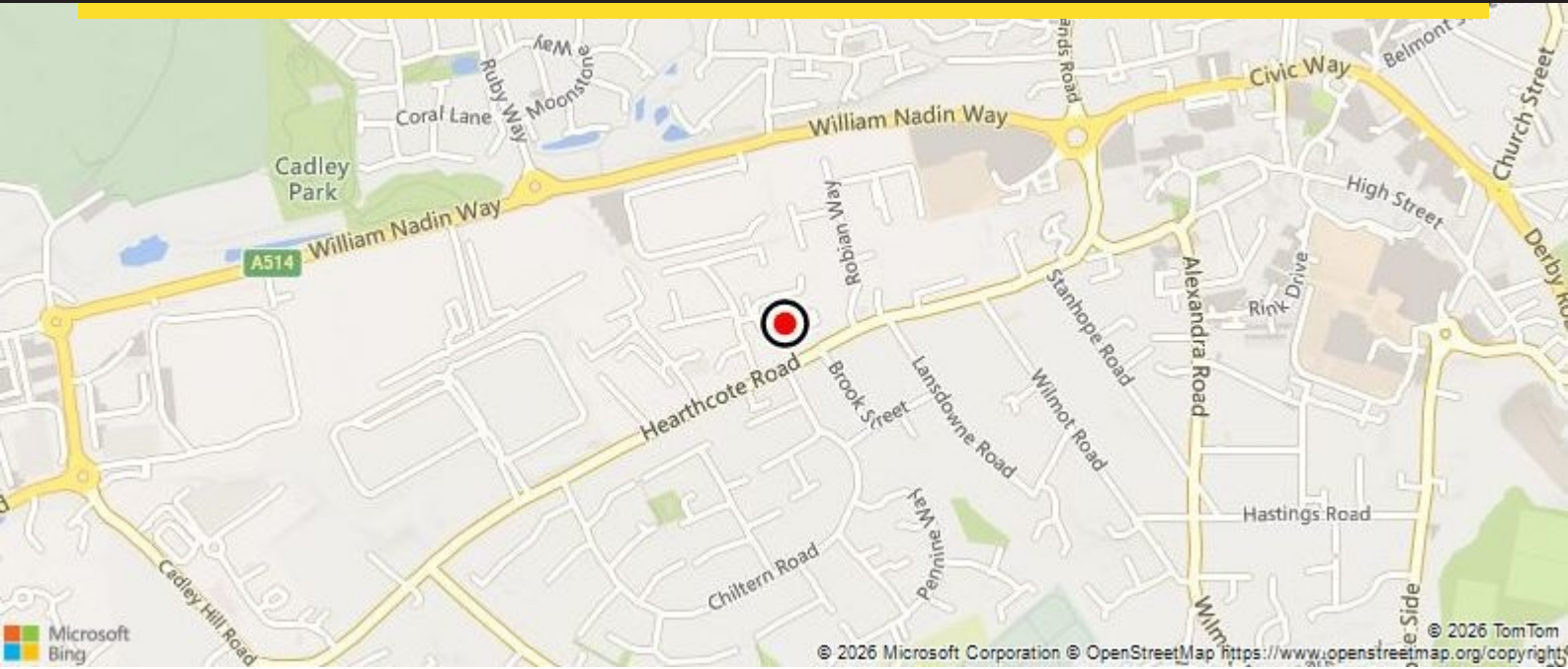
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (62).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

Viewing by prior appointment with sole agent Rushton Hickman.



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