

# tetron 141

WILLIAM NADIN WAY, SWADLINCOTE, DERBYSHIRE DE11 0PB



To Let / For Sale

**New warehouse / Industrial space**

141,159sq ft (13,114 sq m)

**GREAT SPACE** portfolio

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# Tetron 141: 141,159 sq ft (13,114 sq m)

## Location

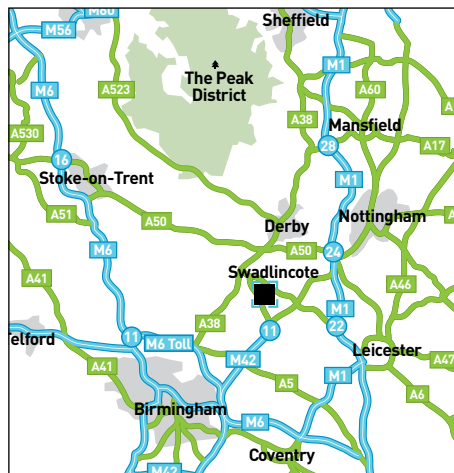
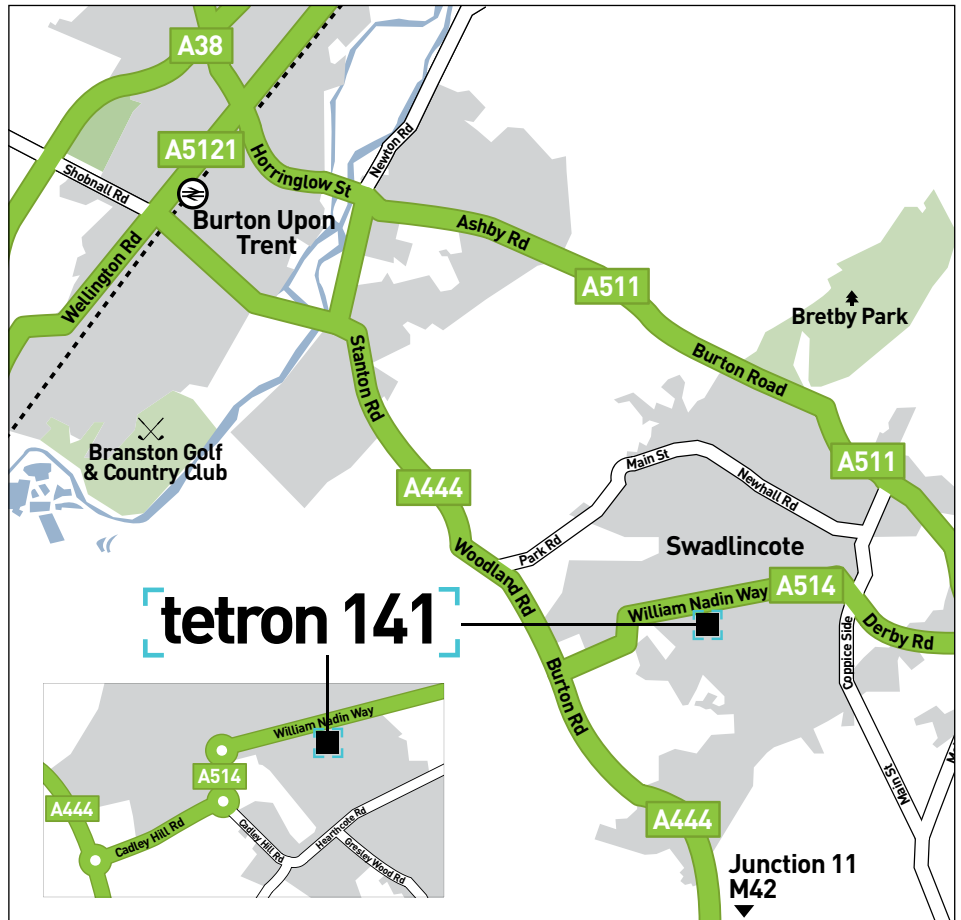
Tetron 141 is situated on the west side of Swadlincote on the established distribution and industrial estate, close to both the town centre and the main A444.

The A444 is the main link road to the A38 via Burton-on-Trent and the M42 which are both five miles away. The A511 (formally A50) runs to the east side of Swadlincote and gives access to the M1 (14 miles), the M6 and the M6 Toll Road (23 miles) to the south. New infrastructure such as the Swadlincote Regeneration Route will provide a new road between the town centre and the A42 via the Ashby by-pass and further boost the attractiveness and accessibility of the location.

## Demographics

South Derbyshire is now the seventh fastest growing district in the country and continues to expand with over 600 new households being created annually through to 2026 which will ensure a plentiful labour supply for incoming occupiers.

Tetron 141's location offers a competitive combination of good transport links, and an adaptable and well trained work force in one of the country's most rapidly expanding areas.



Not to Scale - For Identification Purposes Only.

## Drivetimes

Towns/Cities	Miles
Burton Upon Trent	5
Derby	13
Leicester	28
Birmingham	28
Nottingham	30
Manchester	76
Airport Distances	
East Midlands	17
Birmingham	32



## Occupiers

The estate is home to a range of occupiers including TNT, Trelleborg, Bison, Peter Black Healthcare, Framing Solutions and Extec.

## Accommodation

Tetron 141 provides warehousing and an ancillary three storey office block.

<b>Production/ Warehouse:</b>	132,552 sq ft	12,315 sq m
<b>Offices:</b>	8,607 sq ft	800 sq m
<b>Total:</b>	<b>141,159 sq ft</b>	<b>13,115 sq m</b>

Measured on a gross internal area basis



## Specification

The unit has been designed and constructed to an institutional standard. Further information is available at [www.greatspaceportfolio.com](http://www.greatspaceportfolio.com).

- 10.65 metre clear internal eaves height
- 50 kn/m<sup>2</sup> floor loading
- 12 dock levellers
- 2 level loading doors with canopy
- Fenced yard with lorry parking
- 93 car parking spaces
- Provision for future gatehouse
- Site area: 7.19 acres (2.91 hectares)



## Planning

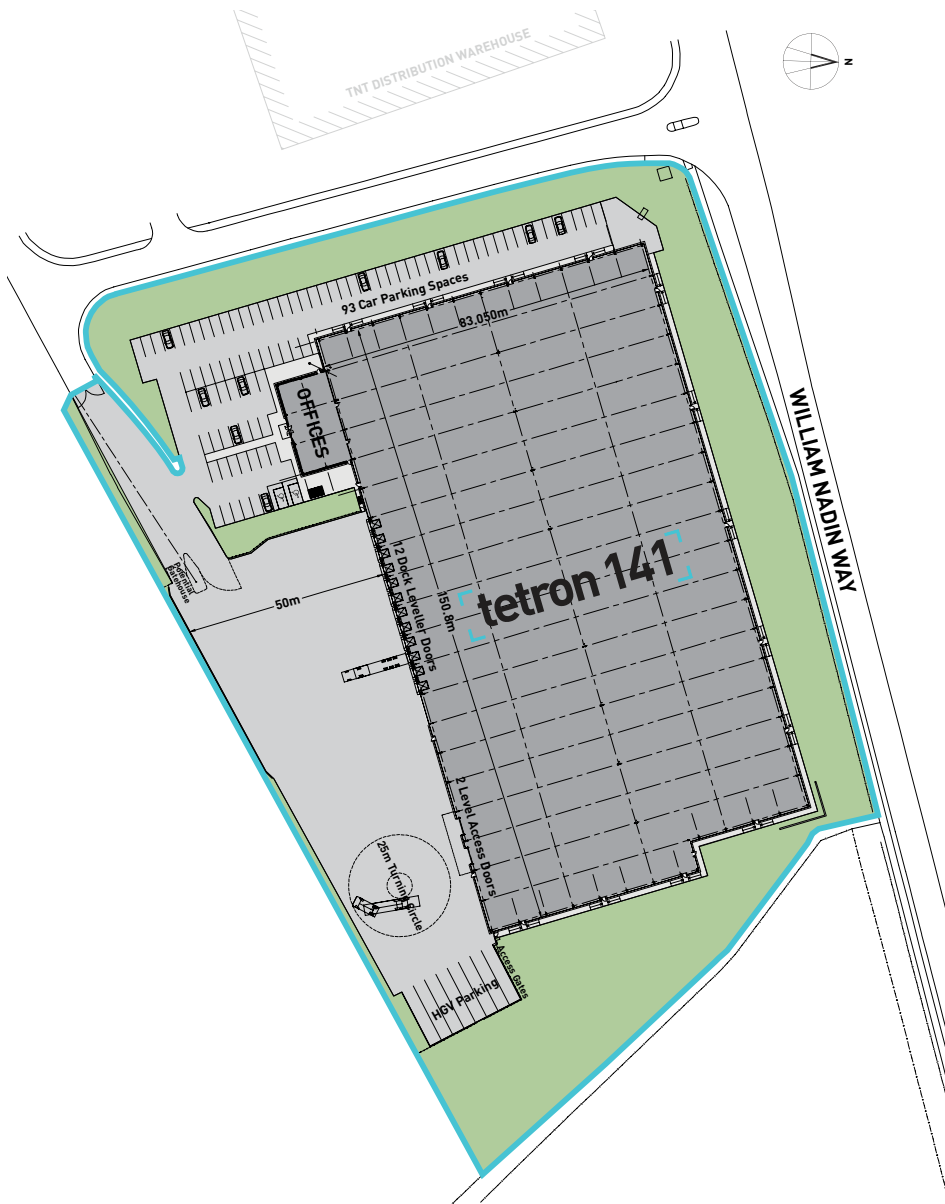
Planning consent has been granted for uses falling within classes B1 ( c ) Light Industrial and B8 (Storage and Distribution).

## Terms

The unit is available on a leasehold basis although consideration may be given to a freehold disposal.







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For further information  
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February 2010

