

# tetron 93

CADLEY HILL ROAD, SWADLINCOTE, DERBYSHIRE DE11 9EQ

To Let / For Sale

**New warehouse / Industrial unit**

93,730 sq ft (8,708 sq m)

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# Tetron 93: 93,730 sq ft (8,708 sq m)

## Location

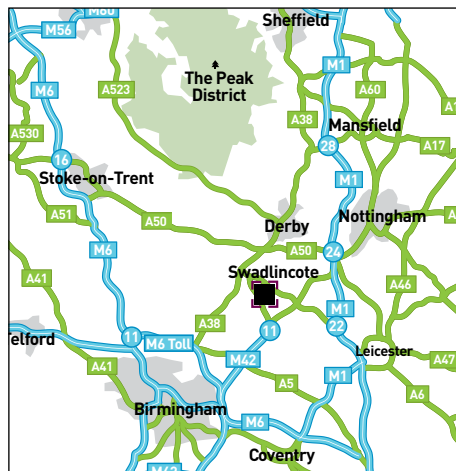
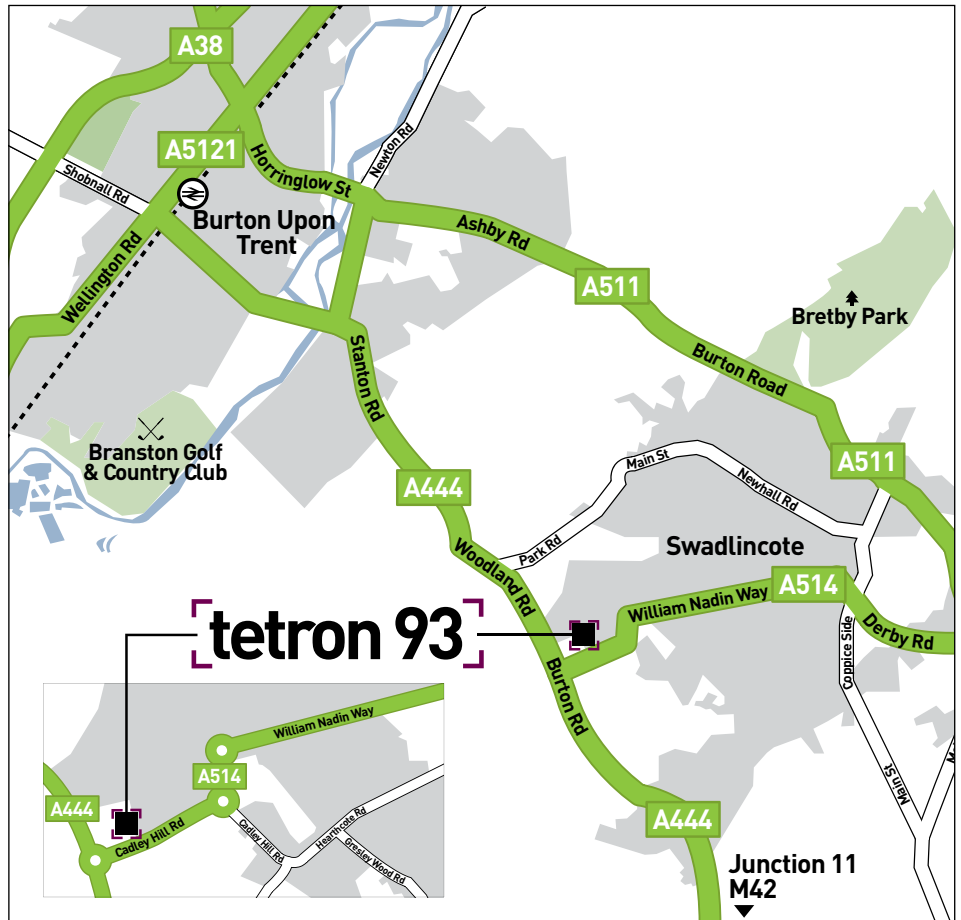
Tetron 93 is situated on the west side of Swadlincote on the established distribution and industrial site of Tetron Point, close to both the town centre and the main A444.

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 Point'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.



## 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

Not to Scale - For Identification Purposes Only.



## Occupiers

Tetron Point has a number of diverse occupiers including TNT, Trelleborg, Bison, Peter Black Healthcare, Framing Solutions and Extec.

## Accommodation

The design incorporates a feature glazed reception, a number of open plan offices, separate works entrance, canteen and toilets.

<b>Production/ Warehouse:</b>	87,736 sq ft	8,151 sq m
<b>Offices:</b>	5,994 sq ft	557 sq m
<b>Total:</b>	<b>93,730 sq ft</b>	<b>8,708 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
- 8 dock levellers
- 3 level loading doors with canopy
- 50m secure fenced lorry yard
- 65 car parking spaces
- Site area: 5 acres (2.02 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  
please contact the joint  
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February 2010

