



TETRON 142

WILLIAM NADIN WAY
SWADLINCOTE
DERBYSHIRE • DET1 0BB

142,368 SQ.FT
(13,226 SQ.M)

**RECENTLY REFURBISHED
AND IMMEDIATELY AVAILABLE**

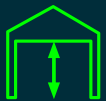
TO LET



ACCOMMODATION

	GIA approx.	
	SQ M	SQ FT
Warehouse	12,425.56	133,748
Ground Floor Office	276.87	2,980
First Floor Office	261.95	2,820
Second Floor Office	261.95	2,820
TOTAL	13,226.33	142,368

SPECIFICATION



11.2m eaves height



12 dock level loading doors



2 level access doors



50kN/m² floor loading



Up to 50m yard depth



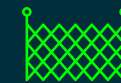
Separate car parking



LED Lighting throughout



EV Charging Points



Fully Secure Site



Roof Solar PV Panels



95 car parking spaces

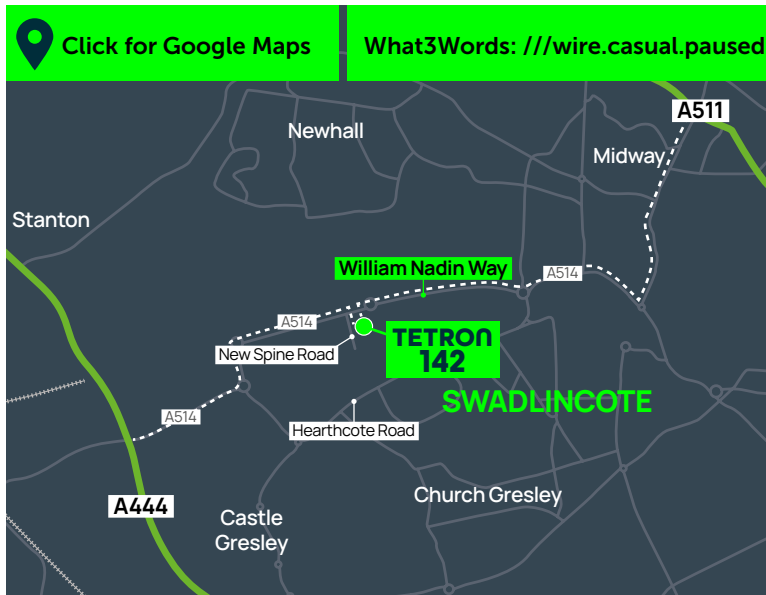


3-storey offices (including canteen)

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LOCATION

Tetron 142 is situated fronting the A541 William Nadin Way which is approximately 0.6 miles to the A444. This 'A' road provides good access to the A38 via Burton on Trent and the M42 at J11, 6 miles to the south. The A511 runs to the east side of Swadlincote and provides access to both the A42 at J13 and the M1.

DRIVE TIMES

Destination	Miles	Time
Burton (A38)	5.6	17min
A42(M)	6.7	17min
M1 J23	15.5	26min
Derby	17.4	35min
Birmingham	31.1	40min
Stoke	37	1hr
Coventry	38.6	45min
Nottingham	27.5	45min
Leicester	23.8	50min
Sheffield	68.1	1hr 5min
Leeds	95.3	1hr 30min

AIRPORTS

Destination	Miles	Time
East Midlands	21	32min
Birmingham	30	45min
Manchester	69	1hr 23min
Heathrow	127	2hr 27min

SEAPORTS

Destination	Miles	Time
Hull	108	2hr 7min
Ashford (channel tunnel)	190	3hr 30min
Felixstowe	173	3hr 30min
Dover	211	3hr 43min

The property sits amidst local occupiers such as **Keystone Group**, **GXO**, **The Pallet Network** and **Roger Bullivant**.



TETRON

142

FURTHER INFORMATION

TERMS

The property is immediately available on a leasehold basis on terms to be agreed.

RATEABLE VALUE

The Rateable Value is estimated to be £735,000. Interested parties are advised to discuss rates payable with the relevant billing authority.

VAT

VAT will be chargeable at the prevailing rate.

SERVICES

We understand that all mains supplies including gas, water, electric and drainage supplies are connected to the site.

EPC

The current EPC rating for the building is A(25).

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