

Mileway

Viking Business Centre, DE11 7EH Swadlincote

Available to Let

Warehouse

1,574 - 3,306 sq ft (146 - 307 sq m)

CCTV

On site parking

Three phase electricity

Established business area.

Viking Business Centre, DE11 7EH

High Street Swadlincote DE11 7EH



Description

Undergoing refurbishment. The premises comprise a mid terraced industrial/warehouse unit of steel portal frame construction and provides clear span warehouse accommodation.

Location

Viking Business Centre is situated off the A511 High Street, Woodville, close to its junction with the A514. Woodville is well located approximately 6 miles south east of Burton on Trent and 4 miles west of Ashby and J13 of the A42

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

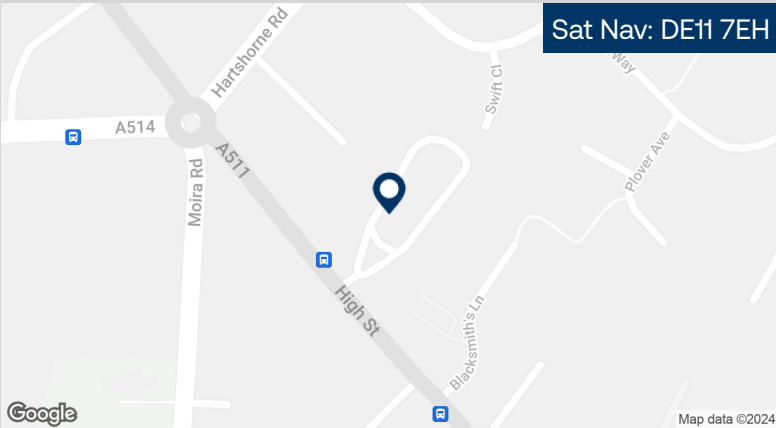
Viewing / Further Information

Please contact:

Mileway
Frankie Hudson
midlands@mileway.com
0121 368 1760

FHP
Corbin Archer
corbin.archer@fhp.co.uk
01332343222

FHP
Darren Severn
darran@fhp.co.uk
01332 224 854



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 5	Warehouse	1,732	161	13/05/2024
Unit 6	Warehouse	1,574	146	Immediately
Total		3,306	307	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of Heads of Terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.