



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION



TO LET

ORBIT BUSINESS PARK

**ALFRED ELEY CLOSE, OFF WILLIAM NADIN WAY, TETRON POINT,
SWADLINCOTE, DERBYSHIRE, DE11 0WU**

**MODERN INDUSTRIAL/WAREHOUSE UNITS
FROM 3,801 - 45,724 SQ FT (353.1 - 4,248 SQ M)**

DESCRIPTION

Orbit Business Park comprises two terraces of modern industrial units totalling 45,724 sq ft. Each terrace consists of 3 individual units with roller shutter loading door access and an internal eaves height of approximately 5.8 metres.

Individual unit sizes range from 3,801 sq ft up to 13,881 sq ft, and some of the units have 2 storey office accommodation.

Externally the units benefit from a generous circulation space with ample car parking provisions; and are situated within a secure fenced and gated site.

SPECIFICATION

- Steel portal frame construction
- Electric roller shutter loading door access
- Internal eaves height of 5.8m approximately



**FLEXIBLE TERMS
QUICK & EASY ACCESS**



ACCOMMODATION SCHEDULE

| Unit | Floor Area Sq Ft | Floor Area Sq M |
|--------------|------------------|-----------------|
| 1 | 11,467 | 1,065.3 |
| 2 | 6,379 | 592.6 |
| 3 | 6,395 | 594.1 |
| 4 | 13,881 | 1,289.5 |
| 5 | 3,801 | 353.1 |
| 6 | 3,801 | 353.1 |
| Total | 45,724 | 4,247.7 |

For current availability please contact the letting agents. Units can be combined to create a larger floor area subject to availability.

EPC

The EPC ratings on the available units range from D79. Copies of individual EPC's are available on request.

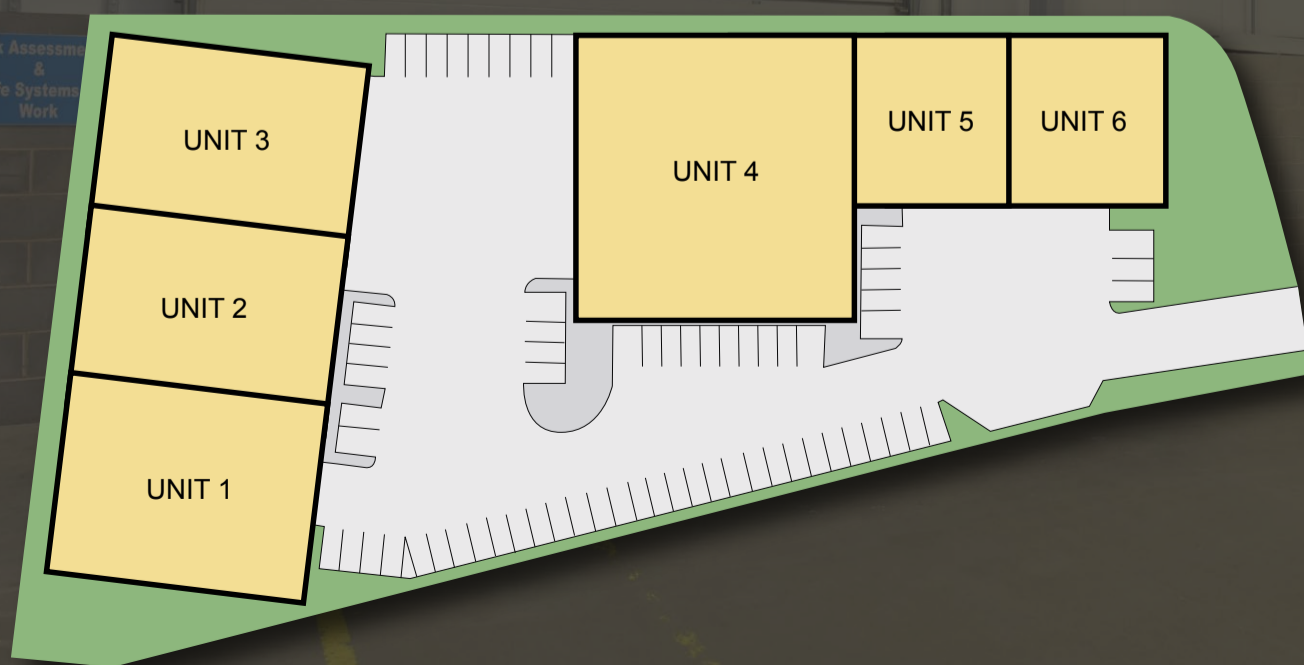
TERMS / RENTS / OTHER CHARGES

The units are available on flexible lease/tenancy agreements. For more details please contact the letting agents.

Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

A service charge is levied to cover the management and maintenance of the common areas of the development and full details are available on request.

SITEPLAN





ORBIT BUSINESS PARK

ALFRED ELEY CLOSE, SWADLINCOTE, DERBYSHIRE, DE11 OWU



LOCATION

The Orbit Business Park development is located off William Nadin Way and accessed via Alfred Eley Close, an access road running between the Tetron 141 building and the TNT warehouses.

The estate is situated on the west side of Swadlincote town centre and benefits from close proximity to the A444 which provides excellent transport links with Burton upon Trent to the north and the M42 motorway to the south. Swadlincote is approximately 4 miles south east of Burton upon Trent and 10 miles south of Derby.

There is a range of nearby amenities including a Sainsbury's Supermarket incorporating a Lloyds Pharmacy which is a 10 minute walk away. A bus stop on the corner of William Nadin Way and a Hungry Horse Pub 1.5 miles away. Further afield The Pipeworks Retail and Leisure Park boasts a range of retail outlets, and eateries and is located just over a mile away.

TRAVEL DISTANCES

| | Miles | Mins | |
|----------------|-------|------|--|
| Medical Centre | 1 | 5 | |
| Bus Station | 1 | 5 | |
| Town Centre | 0.6 | 1 | |
| A42 | 6.5 | 14 | |

FURTHER INFORMATION

To arrange a viewing or for further information please contact the joint letting agents.

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