

TO LET

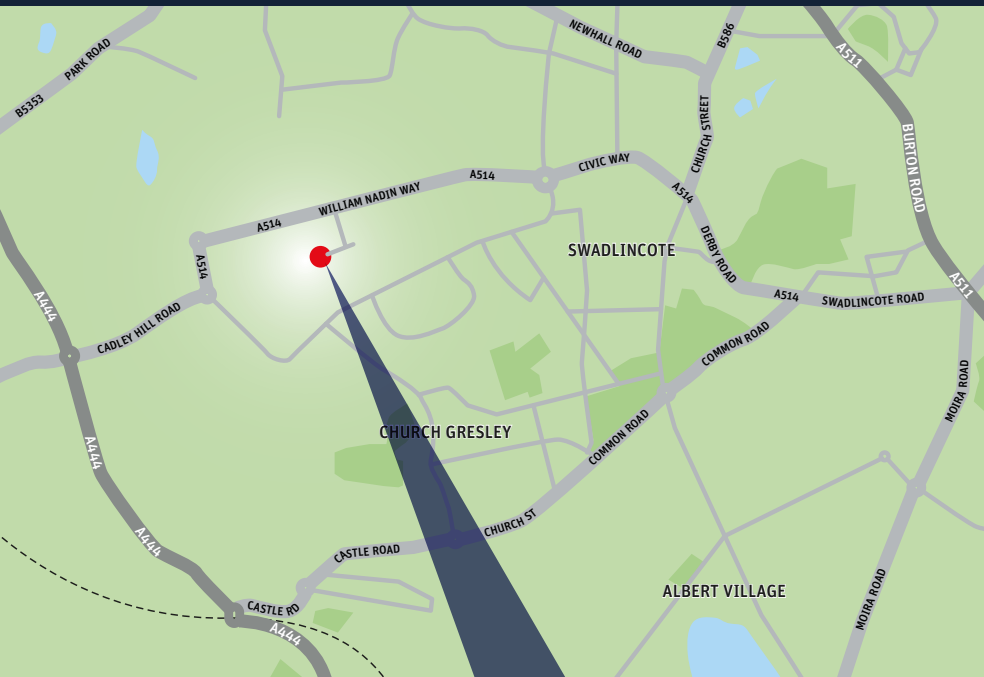


UNIT 4 ORBIT BUSINESS PARK

ALFRED ELEY CLOSE | OFF WILLIAM NADIN WAY | SWADLINCOTE | DERBYSHIRE | DE11 OWU

**MODERN INDUSTRIAL WAREHOUSE
UNIT WITH OFFICE SPACE**

13,881 SQ FT (1,291 SQ M)



DESCRIPTION

Orbit Business Park offers two terraces of modern industrial units totalling 45,724 sq ft.

Unit 4, being the largest unit on site, comprises of both warehouse and flexible office accommodation totalling 13,881 sq ft. The unit benefits further from two electric roller shutter doors with level access and an eaves height of approximately 5.8m.

Externally, the unit benefits from 22 allocated parking spaces, a generous circulation space and situated within a secure fenced and gated site.

LOCATION

The estate is situated on the west side of Swadlincote town centre and benefits from close proximity to the A444 which provides access to 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. Local amenities include the Pipeworks Retail and Leisure Park, Sainsbury's and Morrisons Supermarkets.

SPECIFICATION

- Well established estate
- Steel portal frame construction
- Electric roller shutter loading doors with level access
- Internal eaves height of approximately 5.8m
- Three phase electricity
- Sealed concrete floors
- Secure fenced and gated site
- Ample flexible office accommodation
- Welfare kitchen and toilet accommodation
- Allocated and communal on site parking

VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.

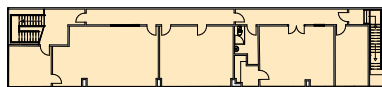
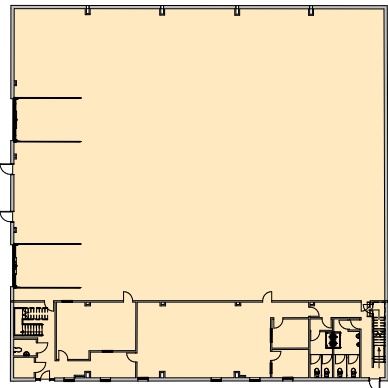
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ACCOMMODATION SCHEDULE

	Floor Area sq ft	Floor Area sq m
Warehouse	9,083	844
Ground Floor Offices	2,399	223
First Floor Offices	2,399	223
TOTAL	13,881	1,290



FLOOR PLAN



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