



Swanwick
Court

To Let

Swanwick, Derbyshire, DE55 7AS

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Excellent refurbished offices on A38 trunk road.

4 miles from Junction 28 of the M1 Motorway.

From 3,375 sqft – 5,765 sqft.

Generous parking provision.

Openreach Ultrafast Full Fibre Broadband available.



Location

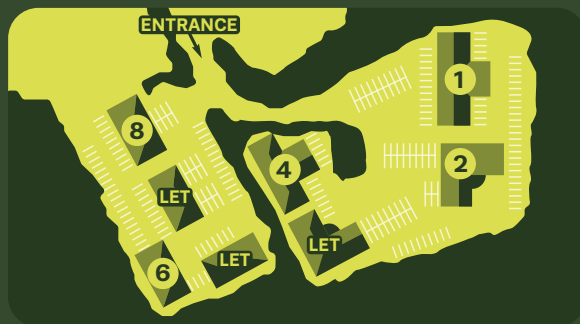
Swanwick Court is an exclusive business park situated in Swanwick in Derbyshire adjacent to the A38 trunk road providing a number of detached office buildings each with a generous provision of car parking and attractive landscaping with ultrafast full fibre broadband available.

Road communications are excellent, Swanwick Court is situated on the A38 trunk Road just 4.0 miles from Junction 28 of the M1 Motorway. The site is central to:

- A38 0.3 mls
- A61 0.6 mls
- M1 J28 4.0 mls
- A610 2.9 mls
- Derby 13.6 mls
- Nottingham 17.5 mls
- Chesterfield 11.5 mls
- Matlock 8.9 mls
- Mansfield 10.8 mls
- Sheffield 28.2 mls



Floor areas



Unit 1 (Available floor-by-floor) **UNDER OFFER**

Ground	302.7 sq.m. / 3,257 sq.ft.
First	275.7 sq.m. / 2,967 sq.ft.
Total Net Internal Area	578.4 sq.m. / 6,224 sq.ft.
Car parking spaces	34
EPC	in preparation

Unit 2 **UNDER OFFER**

First	255.5 sq.m. / 2,749 sq.ft.
Total Net Internal Area	255.5 sq.m. / 2,749 sq.ft.
Car parking spaces	11
EPC	C – 69

Unit 4 (Available as a whole only)

Total Net Internal Area	535.8 sq.m. / 5,765 sq.ft.
Car parking spaces	34
EPC	C – 60

Unit 6 (Available as a whole only)

Ground	161.4 sq.m. / 1,737 sq.ft.
First	159.3 sq.m. / 1,714 sq.ft.
Total Net Internal Area	320.7 sq.m. / 3,451 sq.ft.
Car parking spaces	20
EPC	D – 88

Unit 8 (Available as a whole only)

Ground	161.9 sq.m. / 1,742 sq.ft.
First	151.8 sq.m. / 1,633 sq.ft.
Total Net Internal Area	313.7 sq.m. / 3,375 sq.ft.
Car parking spaces	20
EPC	C – 75

Property

The offices comprise refurbished modern offices of full brick elevations beneath pitched tiled roofs situated in an exclusive business park surrounded by leafy mature trees each with a generous provision of car parking.

Specification

- Carpets
- Painted plaster walls
- Suspended ceilings
- LED lighting
- Air conditioning
- Open plan offices
- WCs
- Kitchenette
- Openreach Ultrafast Full Fibre Broadband available at site

Lease

The offices are available on full repairing/effective full repairing and insuring lease terms for a negotiable period of years, subject to upwards only rent reviews where appropriate.

Rent

£10.00 per square foot per annum exclusive of VAT, rates and all other outgoings. VAT is applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs associated with the transaction.

A development by



Sole Agents



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