

William Nadin Way, Tetron Point,
Swadlincote, Derbyshire, DE11 0PB

Industrial/Warehouse opportunities

Design and build to occupier's requirements

10,000 to 100,000 sq ft (929 to 9,291 sq m)
TO LET/FOR SALE

Wide range of design & build opportunities

up to 100,000 sq ft (9,291 sq m)



MAJOR OCCUPIERS IN SWADLINCOTE

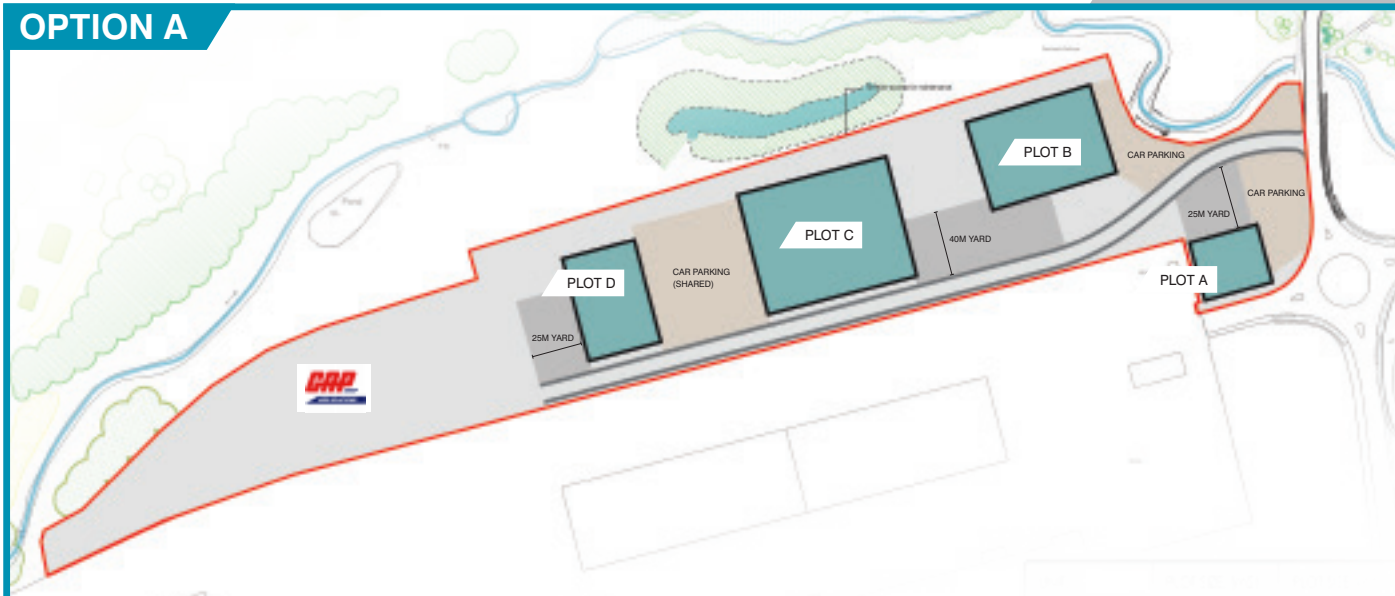
CLIPPER LOGISTICS • SAINSBURY'S • BRUNEL HEALTHCARE • TNT • BISON MANUFACTURING • EURO CAR PARTS

- 10.29 acres of development land.
- Expansion of existing successful business park.
- Located 5 miles from the A38 and 7 miles from J11 of the M42 providing direct access.

Swadlincote Gateway is located with frontage to William Nadin Way on Tetron Point in Swadlincote, Derbyshire. Tetron Point is a popular, modern business park located between the town centre of Swadlincote and the A444 being less than one mile from each. It is the town's principal business park.

Pre-let and pre-sale interest will be invited on a design and build basis.

OPTION A



Area Schedule (GIA)

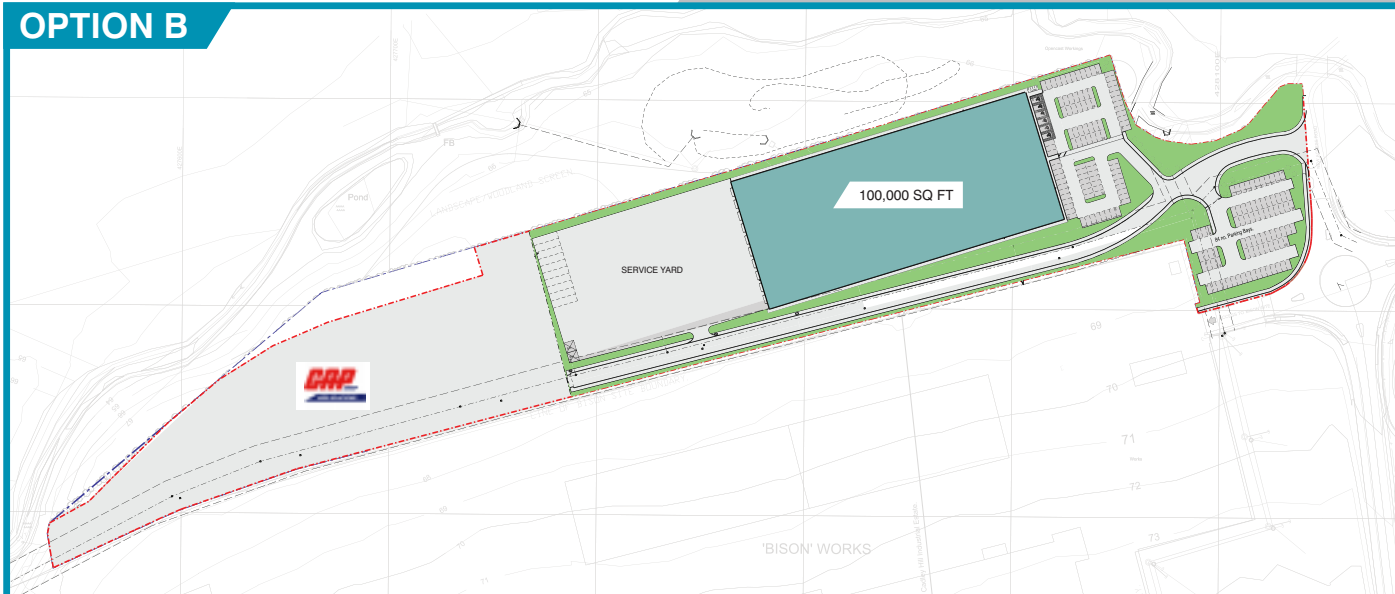
OPTION A

PLOT	SIZE SQ FT	SIZE SQ M
A	10,000	929
B	30,000	2,787
C	45,000	4,180
D	20,000	1,858

OPTION B

SIZE SQ FT	SIZE SQ M
100,000	9,291

OPTION B



Site Plan

A FLEXIBLE DEVELOPMENT IN A PRIME LOCATION



Swadlincote Gateway is strategically located adjacent to the A444 which gives direct access to junction 11 of the M42 and the surrounding motorway network. It also gives access to the A38 via Burton-on-Trent.

Distances / Drivetimes:

CITIES / TOWNS

Burton upon Trent	6 miles	13 min
Tamworth	16 miles	28 min
Lichfield	16 miles	28 min
Derby	16 miles	31 min
Leicester	23 miles	45 min
Nottingham	29 miles	44 min
Birmingham	32 miles	40 min
Stoke on Trent	38 miles	53 min
Manchester	84 miles	1 hr 49 min
London	120 miles	2 hrs 22 min

AIRPORTS

East Midlands	15 miles	27 min
Birmingham	29 miles	38 min
Coventry	43 miles	53 min
Manchester	77 miles	1 hr 36 min

PORTS

Hull	116 miles	2 hr 4 min
Southampton	157 miles	2 hr 42 min
Harwich	176 miles	3 hr 20 min
Folkestone	200 miles	3 hr 32 min

Location

EXCELLENT TRANSPORT LINKS AT THE HEART OF THE UK

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Design: tasselldesign.co.uk 11090 02.18

FOR MORE INFORMATION CONTACT:

James Clements / Edward Kennerley



james.clements@knightfrank.com
edward.kennerley@knightfrank.com

Paul Rushton



paul.rushton@rushtonhickman.com