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PROPERTY CONSULTANTS

TO LET

FIRST FLOOR OFFICE SUITE

UNIT 3
OAKTREE BUSINESS PARK
CADLEY HILL ROAD
SWADLINCOTE
DERBYSHIRE
DE11 9DJ



- **NET INTERNAL OFFICE AREA - 765 SQ FT (71.07 SQ M)**
- **ANCILLARY KITCHEN - 37 SQ FT (3.44 SQ M)**
- **PROMINENTLY LOCATED ON BUSY ROAD**
- **FLEXIBLE LEASE TERMS AVAILABLE**
- **RENTAL - £7,950 PER ANNUM, EXCLUSIVE OF RATES**
- **EPC GRADE - B(49)**

UNIT 3 OAKTREE BUSINESS PARK, CADLEY HILL ROAD, SWADLINCOTE, DERBYSHIRE

SITUATION AND DESCRIPTION	<p>Oaktree Business Park is prominently located at the main roundabout junction off Cadley Hill Road and William Nadin Way, at the edge of Swadlincote town centre. The A444 is nearby providing access to the major road networks.</p> <p>This first-floor suite is situated within a block of 4 office buildings on this well established business park.</p>
ACCOMMODATION	<p>This first-floor suite comprises a net office area of 765 sq ft (71.07 sq m) plus an ancillary kitchen of 37 sq ft (3.44 sq m). Access is via a communal entrance (with secure integrated intercom system) and the premises benefit from shared WC facilities and a passenger lift.</p> <p>3 allocated parking spaces are provided with the suite plus overflow visitors parking spaces. Private use of a separate meeting room is also available.</p>
SERVICES	<p>Mains electricity, water, gas and drainage are available to the suite.</p>
TENURE	<p>The property is available on a new Licence for a flexible term of years, with security of tenure under the Landlord & Tenant Act 1954 to be excluded.</p>
SERVICE CHARGE	<p>The Tenant is responsible for internal repairs and decoration. A separate Service Charge is levied for the maintenance and up keep of the common areas of the estate generally, along with the cleaning and maintenance of the communal areas within the building itself.</p>
RENTAL	<p>£7,950 per annum, exclusive of Business Rates</p>
RENT DEPOSIT	<p>A rent deposit will be payable at the start of the Tenancy, subject to status.</p>
ENERGY PERFORMANCE CERTIFICATE	<p>The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.</p>
LEGAL COSTS	<p>The ingoing tenant to be responsible for their own and the Landlord's reasonable legal costs.</p>
VIEWING	<p>By appointment with Rushton Hickman Limited</p>
REFERENCE	<p>C1672 - 30052019</p>

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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All prices and rents are expressed net of VAT.

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