

SWADLINCOTE GATEWAY

A38/M42



Indicative CGI

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

Industrial/Warehouse opportunities

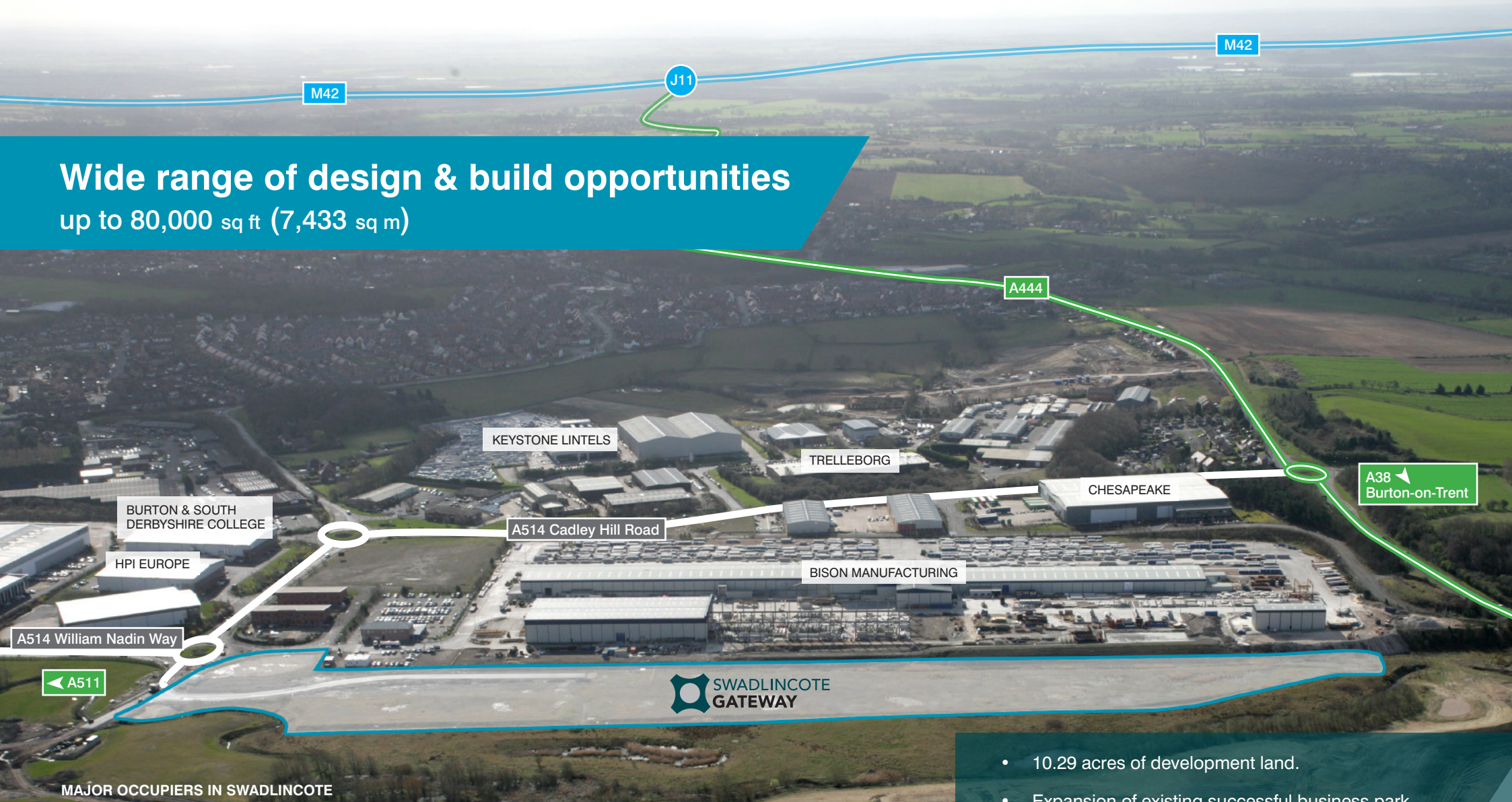
Design and build to occupier's requirements

up to 80,000 sq ft (7,433 sq m)

TO LET/FOR SALE

Wide range of design & build opportunities

up to 80,000 sq ft (7,433 sq m)



MAJOR OCCUPIERS IN SWADLINCOTE

SANDVIK ● 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.

UNIT	SIZE SQ FT	SIZE SQ M	PLOT ACRES
1	20,000	1,858	2.088
2	30,000	2,787	1.630
3	50,000	4,645	2.258
4	Under offer		
5	8,000	743	0.593
6	5,000	464.5	0.914
7	4,000	372	0.914

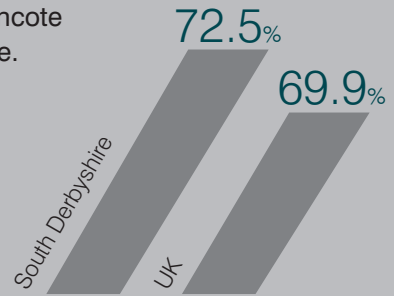


Site Plan

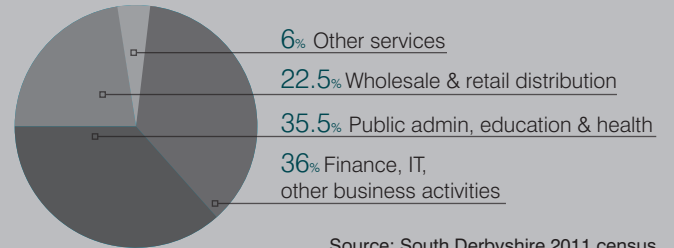
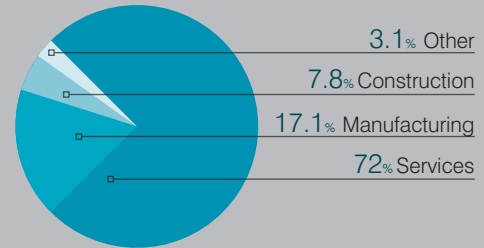
A FLEXIBLE DEVELOPMENT IN A PRIME LOCATION

South Derbyshire has a large source of employment for your business at Swadlincote Gateway, being over the national average.

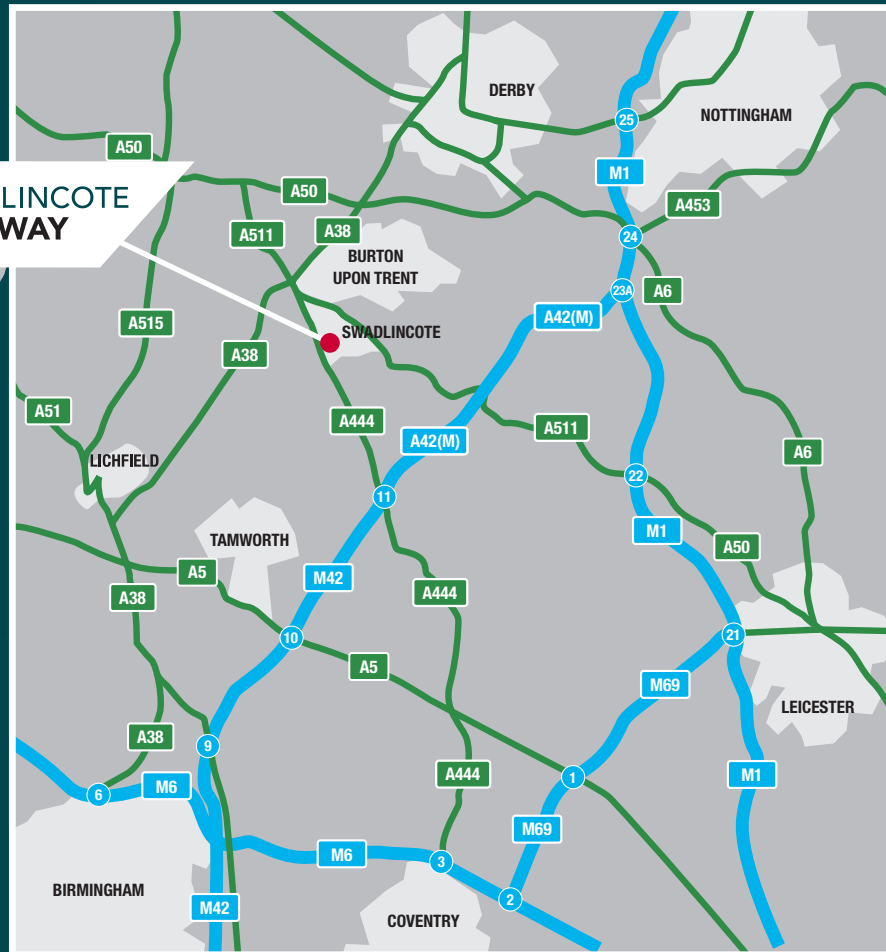
Working population of South Derbyshire:
50,358



72% of the total workforce are working within the services sector:



Source: South Derbyshire 2011 census
For more information visit www.south-derbys.gov.uk



DE11 0PB

Swadlincote Gateway is strategically located adjacent to the A444 providing direct access to the A38 and Junction 11 of the M42 and surrounding motorway network.

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: tasseldesign.co.uk 8176 03.14

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