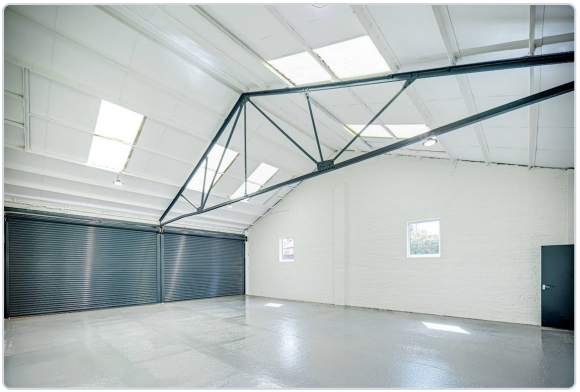
Viking Business Centre

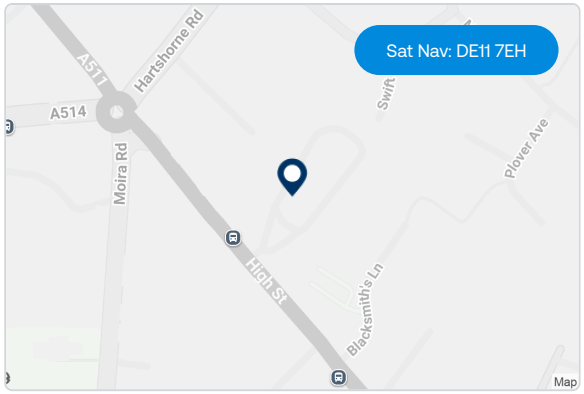
High Street Swadlincote DE11 7EH

Warehouse | 1,330 - 1,735 ft²

- CCTV
- On site parking
- Three-phase electricity
- Established business area







Description

The premises comprise a mid terraced industrial/warehouse unit of steel portal frame construction and provides clear span warehouse accommodation.

Location

Viking Business Centre is situated off the A511 High Street, Woodville, close to its junction with the A514. Woodville is well located approximately 6 miles south east of Burton on Trent and 4 miles west of Ashby and J13 of the A42.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit 8: Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 1	Warehouse	1,735	Under offer	1,520	1,520	B
Unit 8	Warehouse	1,400	01/09/2026	1,225	992	C
Unit 11	Warehouse	1,330	Under offer	1,220	1,220	B
Unit 12	Warehouse	1,330	Under offer	1,220	1,220	B
Total		5,795				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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