

# Viking Business Centre

High Street Swadlincote DE11 7EH

Warehouse | 1,330 - 1,735 ft<sup>2</sup>



CCTV



On site parking



Three-phase electricity

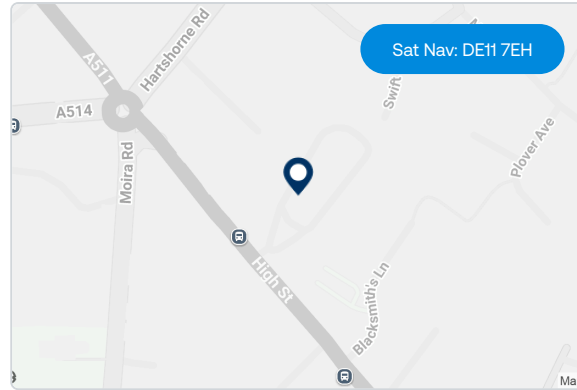
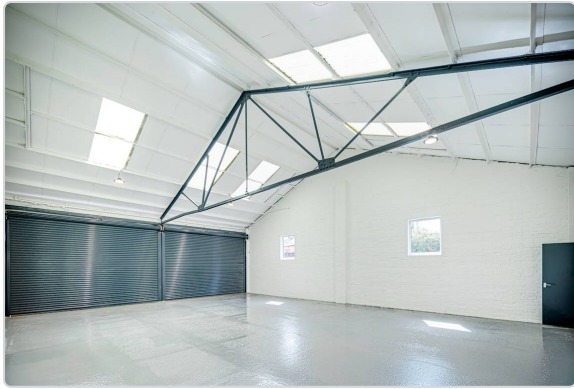


Established business area

Available to Let

LastMileFirst | [mileway.com](https://www.mileway.com)





## 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

### EPC

Unit 1: B, Unit 6: C,  
Unit 11: E, Unit 12: E

### 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](#)

Frankie Hudson  
Mileway  
midlands@mileway.com  
0121 368 1760

Harry Gamble  
FHP  
Harry.Gamble@fhp.co.uk  
07398 443 828

Corbin Archer  
FHP  
corbin.archer@fhp.co.uk  
01332343222



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1	Warehouse	1,735	Under offer	1,520
Unit 11	Warehouse	1,330	Under offer	1,220
Unit 12	Warehouse	1,330	15/03/2026	1,220
<b>Total</b>		<b>4,395</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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