

FOR SALE

PART INCOME PRODUCING OPEN STORAGE / DEVELOPMENT SITE

Occupation Lane, Woodville, Swadlincote, DE11 8ET



Site boundary for indicative purposes only

Promap
LANDMARK INFORMATION

Key Highlights

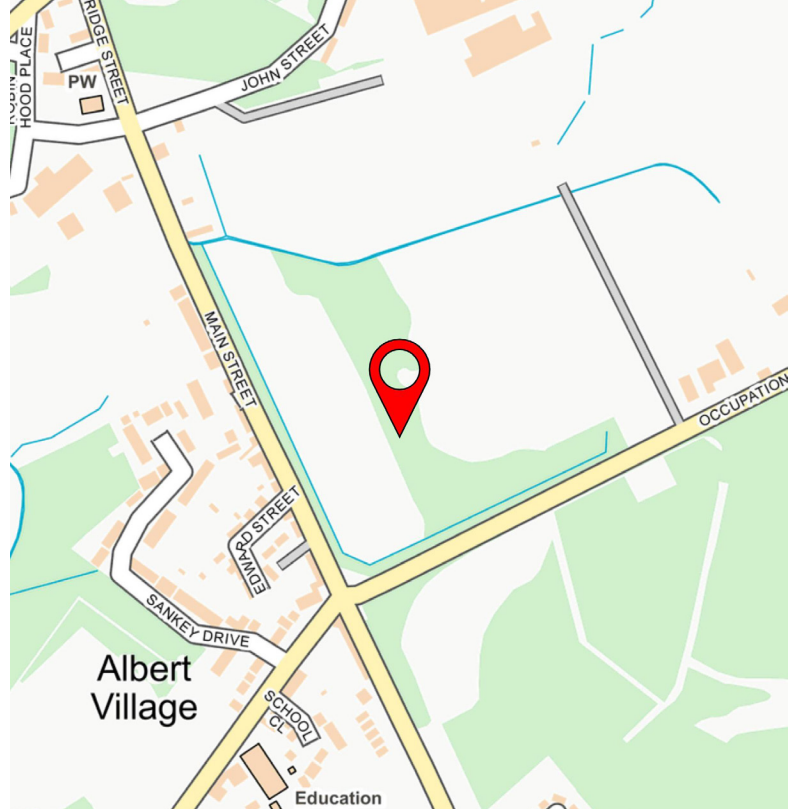
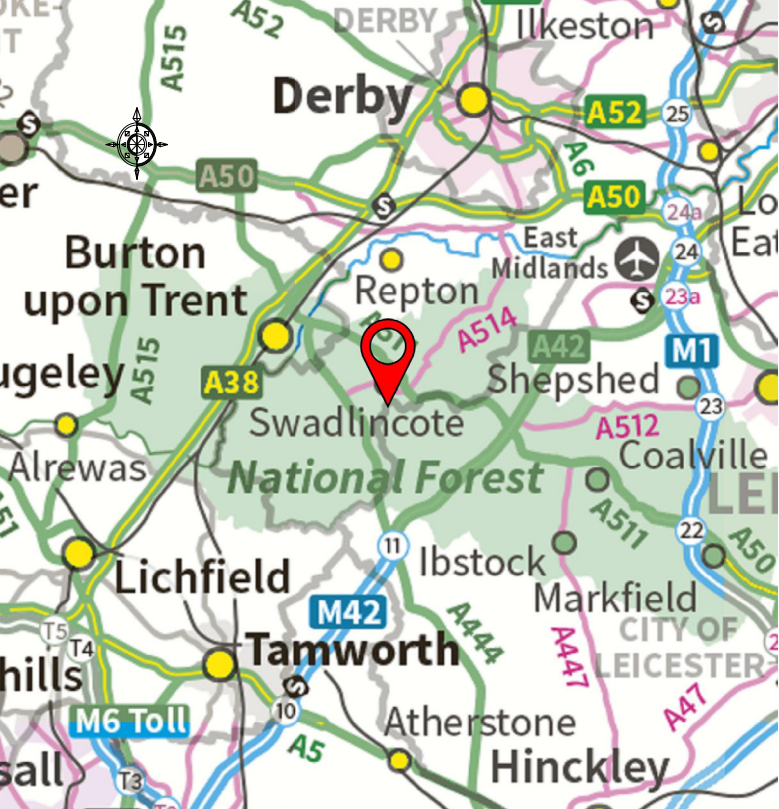
- Rare open storage site extending in total to 36.031 acres (14.581 hectares)
- Easily accessible to the A42 and A38 via the A51
- Development potential, subject to planning permission
- Part let and providing £289,800 per annum per acre (£44,217 per annum per acre)
- Only £166,500 per acre

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LOCATION

The property is situated to the south of Swadlincote Town Centre occupying a prominent position at the junction of Main Street and Occupation Lane, providing easy access to the A511. The A42 (J13) lies approximately 11 minutes (5.4 miles) to the east and the A38 Branston Junction approximately 23 minutes (8.4 miles) to the west, both providing excellent access to the M6 and M1 respectively.

DESCRIPTION

The total site area extends to approximately 36.031 acres (14.581 hectares), being of varying surfaces.

The area hatched in yellow, extending to approximately 6.554 acres, has recently been let to Prianna Holdings Limited, who are a long standing tenant on the terms set out below.

Shared direct gated access is provided off Occupation Lane, via an integral service road, with a further point of access on the north western boundary via John Street which connects with Main Street.

TENANCY

Prianna Holdings Limited, have entered into a new lease dated 13 August 2025, for a term of 10 years with effect from that date, subject to a CPI Indexed Rent Review in the 5th year of the term.

The yearly stepped rent is as follows:

13 August 2025 to 12 August 2026	£264,600 per annum
13 August 2026 to 12 August 2027	£277,200 per annum
13 August 2027 to 12 August 2028	£289,800 per annum
13 August 2028 to 12 August 2029	£302,400 per annum
13 August 2029 to 12 August 2030	£315,000 per annum

The above equates to an average rental over the first five years of £289,800 per annum, reflecting £44,217 per acre per annum.

SERVICES

Mains water and electricity available.

VAT

VAT is not applicable.

PRICE

£6,000,000, exclusive.

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

CONTACTS

For further information, or to arrange a viewing, please contact:

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