

**South Derbyshire**

the perfect  
business  
environment

# Vacant Commercial Property Bulletin:

## WINTER 2022

**SOUTH DERBYSHIRE DISTRICT COUNCIL**

### **South Derbyshire – Reasons to Invest**

- A central UK location close to Birmingham, Derby, Leicester and Nottingham
- Outstanding communication links – the A38, A50, M1 and M42
- A range of available commercial premises and land
- Close proximity to Birmingham International and East Midlands Airports
- Access to a skilled and economically active workforce
- A young and growing population, in both town and rural settlements
- A high quality of life - much of the area is within the National Forest
- Major employers, such as JCB, Nestlé and Toyota
- Local colleges and universities offering innovation, training and R&D services

### **Contact:**

Tel: +44 (0) 1283 595 755  
Fax: +44 (0) 1283 595 720  
Email: [business@southderbyshire.gov.uk](mailto:business@southderbyshire.gov.uk)  
Web: [www.destinationsouthderbyshire.co.uk](http://www.destinationsouthderbyshire.co.uk)

Economic Development and Growth  
South Derbyshire District Council  
Civic Way, Swadlincote  
Derbyshire DE11 0AH

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## Industrial / Warehouse Units

Property Reference: 23359

**Albion Works**  
**Queens Drive, Newhall, Swadlincote**  
**Derbyshire, DE11 0EG**  
9,293 SqFt  
Leasehold: £4,560 per annum  
Available

Workshop and offices comprising of a large single workshop bay 9m high at the ridge, 4.5m high at the eaves, with internal gantry crane rails and a 5 ton overhead gantry crane.

**Rushton Hickman Limited**  
property@rusthonhickman.com  
01283 517747

Size: 9,293 SqFt

Tenure: Leasehold: £4,560 per annum.

**Richard Fairey**  
richard.fairey@rusthonhickman.com



Property Reference: 23792

**DVP 196, Dove Valley Park**  
**Park Avenue, Foston**  
**Derby, DE65 5BG**  
195,525 SqFt  
Leasehold  
Available

General industrial/storage/distribution unit.

Dove Valley Park is a major 200 acre industrial/distribution development. Current occupiers include JCB, GXO, Müller, Futaba Industrial and Truma.

**Carter Jonas**  
**Nick Waddington**  
0121 285 9470  
07912 770618  
nick.waddington@carterjonas.co.uk

Brand new modern unit with 19 docks, service yard - 166 car, 34 HGV and 18 EV charging parking spaces. EPC A.

195,525 sqft (18,164.9 sqm).

Warehouse: 187,075 sqft  
GF Office: 3,587 sqft  
FF Office: 4,815 sqft  
Gatehouse: 201 sqft



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**Property Reference: 23126**

**Drakelow Business Park**  
**Walton Road, Drakelow**  
**DE15 9UA**  
From 0.50 to 1.50 acres  
£25,000 Per Acre Per Annum

Leasehold  
Available

**Fisher Hargreaves Proctor**  
01332 343 222  
mail@fhp.co.uk

**Dan Mooney**  
07929 716 330  
dan.mooney@fhp.co.uk

**Darran Severn**  
07917 460 031  
darran@fhp.co.uk

To Let - Secure hard standing land suitable for storage, parking or other uses.

From 0.50 to 1.50 acres.  
£25,000 per acre per annum.  
Various plots available.  
24 hour on-site security.  
Quick occupation – immediately available.  
Flexible terms offered.  
Rent £25,000 per acre per annum.  
Reference No: 9698.



**Property Reference: 22634**

**1B Harrison Court**  
**Hilton Business Park**  
**Hilton, DE65 5UR**  
6,053 SqFt  
Leasehold P.O.A.  
Available

**Avison Young (UK) Ltd**  
[getintouch.uk@avisonyoung.com](mailto:getintouch.uk@avisonyoung.com)

david.tew@avisonyoung.com  
T: 07920 005 081  
sam.forster@avisonyoung.com  
T: 024 7623 3603

Under refurbishment available Q1 2023. Industrial unit with ground level access door and loading yard with 8 car parking spaces.

Size 6,053 sqft (562 sqm).

Rent on application.

REF NUMBER: 111838



**Property Reference: 23692**

**Industrial Units**  
**Gunby Lea Farm**  
**Lullington Road, Netherseal**  
**Swadlincote, Derbyshire**  
**DE12 8BE**  
1,442 SqFt – 5,770 SqFt  
Leasehold P.O.A.  
Available

**Rushton Hickman Ltd**  
01283 517747  
[property@rusthonhickman.com](mailto:property@rusthonhickman.com)

Graham Bancroft  
graham.bancroft@rusthonhickman.com

New modern industrial units available Quarter 3 of 2022.

The development consists of 2 units with a gross internal floor area of 2,885 sqft (268 sqm) which can be taken in part or as a whole. The units will be built incorporating:

- Steel portal frame construction
- 3.6m x 4m electric roller shutter doors
- 5m eaves height
- 3 phase electrics

Accommodation:

Unit 7A: 1,442sqft (133.96sqm)  
Unit 7B: 1,442sqft (133.96sqm)  
Unit 8A: 1,442sqft (133.96sqm)  
Unit 8B: 1,442sqft (133.96sqm)  
Total: 5,770sqft (536.03sqm)



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Property Reference: 23961

**Unit 1 Gunby Hill,  
Netherseal, Swadlincote, DE12**  
3898.00 SqFt  
Leasehold £21,000 PA  
Available

**HOWKINS & HARRISON**  
**Tori Whinder**  
**01530 877977**  
tori.whinder@howkinsandharrison.co.uk

Industrial Unit - UNIT 1 - TO LET  
GIA 362.2 sq m / 3,898 sq ft  
Warehouse: 240.9 sq m / 2,593 sq ft  
A range of modern offices approx.  
121.3 sq m / 1,305 sq ft  
Secure commercial site with CCTV,  
with on-site parking.  
Available January 2023.



Property Reference: 23962

**Industrial Unit - Ingleby Lane  
Ticknall, DE73**  
1956.80 SqFt  
Leasehold £7,800 pa  
Available

**HOWKINS & HARRISON**  
**Tori Whinder**  
**01530 877977**  
tori.whinder@howkinsandharrison.co.uk

A 181.8 sq m / 1,956.8 sq ft  
storage unit available to rent in  
Ticknall, Derbyshire.  
Self Contained Unit - £7,800 pa.  
Sufficient parking.  
Available immediately.



Property Reference: 22551

**Industrial Units and Secure  
Compounds**

**Royle Farm Business Park  
Caldwell Road, Drakelow  
DE15 9TU**  
900 sqft to 7,500 sqft  
Leasehold POA

**Mountford Partners**  
Royle Farm House,  
Caldwell Road, Drakelow,  
DE15 9TU  
Call: 01283 566 344  
Email: info@rfbp.co.uk

20 industrial units in a range of sizes from  
900 sqft to 7,500 sqft and 17 secure  
compounds ranging from 2,000 sqft to  
75,000 sqft.

Outside storage areas feature 2.4m  
palisade triple pointed fencing, 6m access  
gates and road scalplings for a hard  
surface. High security anti-ram barriers.

Managed site with CCTV and security  
gates. Management on site 24 hours a  
day, 365 days of the year.

Current Availability: All industrial units are  
currently rented out. Secure outdoor yards  
with a loose tarmac - please contact with  
requirements.



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## Office / Serviced Office / Managed Workspace

Property Reference: 23871

**Betty's Farm, The Castle Way  
Willington, DE65 6BW**  
175 SqFt - 280 SqFt  
Leasehold P.O.A.  
Available

**Exeid**  
01158 241444  
Duncan Mckeown

New built small office block, overlooking farmland with farm shop.

All offices are serviced and include furniture, cleaning, electricity, water, parking, wifi and maintenance.

Size Range: 175 - 280 sqft.



Property Reference: 23202

**Suites 15a, 15b, 16a, 16b and 17  
Cauldwell, Nr Rosliston  
Derbyshire, DE12 6RU**  
427 SqFt – 2,352 SqFt  
Leasehold  
Available

**Rushton Hickman Limited**  
01283 517747  
property@rusthonhickman.com

Richard Fairey  
01283 528032  
richard.fairey@rusthonhickman.com

Blakenhall Business Centre premises have recently been refurbished and are situated on farmland within the National Forest. Other offices, storage and workshop units on site, with large car park.

Accommodation available from 427 sqft (39.7sqm) - 2,352 sqft (218.5 sqm). Dedicated fibre broadband line available.

Rentals from only £265 per calendar month, exclusive of rates.  
Suites available separately or combined.



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**Property Reference: 23820**

**Ragsdale House**  
**138 Burton Road**  
**Woodville DE11 7JG**  
2,929 SqFt  
Leasehold £30,000 per annum  
Available

**Salloway - B.o.t**  
01283 500030  
burton@salloway.com

To Let – Due to relocation – Office  
Accommodation

Rent: £30,000 p.a.x. plus VAT.

Office accommodation, comprising  
approximately 272.24 sqm (2,929 sqft)  
(net internal).

Ground floor - 230.79 sqm (2,483 sqft).  
First floor - 41.45 sqm (446 sqft).

Overall Total - 272.24 sqm (2,929 sqft).

Car park with 30 spaces.



**Property Reference: 23936**

**Hearthcote Road**  
**Swadlincote**  
**Derbyshire DE11 9DU**  
1,798 SqFt  
Leasehold Leasehold: £14,500  
Per Annum + VAT  
Available

**Rushton Hickman Limited**  
01283 517747  
property@rusthonhickman.com

**Douglas Harvey**  
01283 387685  
douglas.harvey@rusthonhickman.com

Detached two storey office block  
situated fronting Hearthcote Road,  
less than one mile from the town  
centre.

Each suite has a self-contained  
entrance. Suite 1 is at ground floor  
while Suite 2 is partly at ground floor  
but predominantly at first floor. There  
are dedicated car parking spaces  
available to each suite. The suites  
are available separately or  
combined.

Size: 1,798 SqFt.

Tenure: Leasehold: £14,500 Per  
Annum + VAT.



**Property Reference: 20865**

**Lullington House**  
**Serviced First Floor Offices**  
**Bretby Business Park**  
**Bretby, DE15 0YZ**  
3,768 sqft  
Leasehold £4667 pcm  
Available

**Salloway Property Consultants**  
01283 345037  
burton@salloway.com

Office accommodation comprising  
approximately 350.24 sqm (3,768 sqft)  
net internal. Available as a whole or  
division considered.

Rent: £56,000 p.a.x. (all inclusive rent).

EPC B(44).

Ample on-site car parking and fully  
inclusive rent.



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**Property Reference: 23958**

**Unit A2 Optimum Business Park**  
**Optimum Road**  
**Swadlincote**  
**Derbyshire, DE11 0WT**  
1,907 SqFt  
Leasehold £25,500 Per Annum + VAT  
Available

**Rushton Hickman Ltd**  
[property@rushtonhickman.com](mailto:property@rushtonhickman.com)  
01283 517747

Two-storey office building providing office space over two floors. Internally, the ground floor provides three partitioned offices and a kitchen area along with a disabled WC facility. To the first floor, the accommodation is open plan office space with separate office.

Six dedicated car parking spaces.

Size: 1,907 sqft.

Tenure: Leasehold: £25,500 Per Annum + VAT



**Property Reference: 23802**

**Swadlincote Innovation Centre - Offices – To Let**  
**Swadlincote**  
**Derbyshire DE11 9DF**

Leasehold £200 - £365 per month  
Available

**Rushton Hickman Limited**  
01283 517747  
[property@rushtonhickman.com](mailto:property@rushtonhickman.com)

Richard Fairey  
01283 528031  
[richard.fairey@rushtonhickman.com](mailto:richard.fairey@rushtonhickman.com)

Serviced offices with shared facilities available on flexible terms in a supported environment.

- modern 2-3 person office suites
- bookable meeting room with screen
- 24/7 access
- free on-site car parking
- shared kitchen and toilets
- access to impartial business advice
- all-inclusive monthly charge

Min Size: 118 SqFt  
Max Size: 217 SqFt

Tenure: Leasehold: £200 - £365 per month.

Swadlincote Innovation Centre is owned and operated by South Derbyshire District Council. Business advice is provided by the South Derbyshire Business Advice Service.

For current availability and office sizes/costs go to:  
[www.swadlincoteinnovationcentre.co.uk](http://www.swadlincoteinnovationcentre.co.uk)



**Property Reference: 23939**

**Foston Point (Serviced Office)**  
**Woodyard Lane, Foston**  
**DE65 5DJ**

450 SqFt  
Leasehold £625 per month all-inclusive plus VAT  
Available

**Salloway Property Consultants**  
01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

To Let – Modern open plan office accommodation.

Rent: £625 per month all-inclusive plus VAT.

Modern open plan office forming part of a detached production facility. Approximately 41.82sqm (450 sqft) net internal.

Available on a Licence Agreement for 12 months (a longer term may be considered). Five parking spaces within a secure yard.



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Property Reference: 23957

**Office & Land Hilton Business Park, The Mease, Hilton Derbyshire DE65 5LY**

0.70 Acre  
Freehold £75,000+  
Available

**Auction Estates Limited**  
01157 844 600  
info@auctionstates.co.uk

Freehold office building with parking on a site of circa 0.7 acres at Hilton Business Park.

For sale by public auction on 08/12/2022 at The Nottingham Racecourse, The Centenary Suite, Colwick Road, Nottingham, NG2 4BE

£75,000+



Property Reference: 23935

**Units 3 & 4 Oaktree Business Park (Investment) Swadlincote, DE11 9DJ**

8,912 SqFt  
Freehold £530,000  
Available

**Rushton Hickman Limited**  
01283 517747  
property@rusthonhickman.com

**Douglas Harvey**  
Douglas.Harvey@rusthonhickman.com  
01283 387685

The building comprises a modern office block of 4 individual suites totaling 8,912 sqft (827 sqm) on a well established business park.

Size: 8,912 SqFt.

Tenure: Freehold: £530,000.



Property Reference: 23153

**Unit 4 Oaktree Business Park Cadley Hill Road, Swadlincote Derbyshire, DE11 9DJ**

1,120 SqFt  
Leasehold £11,950 pa  
Available

**Rushton Hickman Limited**  
01283 517747  
[property@rusthonhickman.com](mailto:property@rusthonhickman.com)

Richard Fairey  
01283 528031  
richard.fairey@rusthonhickman.com

Oaktree Business Park is prominently located at the roundabout junction of Cadley Hill Road and William Nadin Way on the edge of Swadlincote.

This ground floor suite is situated within a block of 4 office buildings

Net internal Office Area: 1,165 sqft (108.23 sqm); Ancillary Kitchen 36 sqft (3.34 sqm).

Tenure: Leasehold: £11,950 per annum exclusive of rates.  
Flexible lease terms available.  
EPC Grade C 60.



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**Property Reference: 9853**

**Shardlow Business Centre  
No. 1 Mill, The Wharf, Shardlow  
DE72 2GH**

101 - 766 sqft  
Leasehold  
Available

Further information contact:  
Phone: 01332 799 953  
Mobile: 07736 586 316  
Email: mark.sbc@outlook.com  
www.shardlowbusinesscentre.co.uk

Sixteen individual offices, ranging from 70 to 1,500 sqft. Offices are available on a simple all-inclusive and serviced licence basis (or if required on a longer lease). Offices can be amalgamated or split. Length of stay is to suit. Plenty of parking on site.

Currently Available:

Office 5ab - First floor. 2-3 person.  
Area circa 203 sqft.  
Licence Fee £590 pcm (+ VAT).

Office 5c - single room office is suitable for 1.  
Area circa 101 sqft.  
Licence Fee £270 pcm (+ VAT).



**Property Reference: 23940**

**Former Community Centre  
Station Road  
Hatton DE65 5EH**

0.15 Hectare  
Freehold £235,000 Auction  
Guide Price  
Available

**SDL Graham Penny**  
01332 242880

The property comprises a freehold former adult education centre. Includes substantial car park along with land located behind the property both of which are accessed via Hassall Road.

Total site area is 0.1496 Hectares.

The accommodation comprises a two storey former office building accessed from Station and Hassall Roads. The layout consists of main hall with storage off, kitchen, male and female W/Cs along with Disabled W/C.

Tenure: Freehold

EPC Rating: Awaiting

Terms: Auction Details - For sale on  
20 December 2022.



**Property Reference: 23485**

**Office Space  
12-14 West Street  
Swadlincote DE11 9DE**

Leasehold P.O.A.  
Available

Office space to rent in town centre location close to free car parking and all amenities. Swadlincote Business Hub provides offices and co-working spaces. Post box service also available, together with meeting space, printing, scanning and photocopying.

Further information:  
01283 204004  
info@swadbusinesshub.co.uk  
www.facebook.com/swadbusinesshub



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Property Reference: 10031

**23 West Street, Swadlincote,  
DE11 9DG**  
Leasehold £4,500  
Available

**S Whittaker And Sons**  
Contact: Julian Whitaker  
jvwhitaker47@gmail.com  
01283 216764

Office premises in the central business and shopping area of Swadlincote, fronting the semi-pedestrianised West Street and adjoining Sharpe's Pottery Museum. Listed as an historic building in the town, the property consists of the former Sharpe's Pottery Offices, originally constructed about 150 years ago and restored at the end of the last century. It now forms a self-contained two storey small office building.

Available:  
First floor office including use of shared kitchen and toilet facilities.

£4500 PA plus VAT; Including building insurance. Services by arrangement with existing tenants.



Property Reference: 18156

**Badger Farm Business Park  
Willow Pit Lane, Hilton  
DE65 5FN**  
102sqft - 2,476sqft  
Leasehold  
Available

**Exeid Ltd**  
0115 824 0799  
info@exeid.com  
Duncan Mckeown

Office availability varies from 70 sqft – 3,278 sqft on a fully serviced basis with licence fees ranging from £145 pcm – £6,820 pcm + VAT.

The principal meeting and training rooms are supported by a fully equipped catering standard kitchen facility, with additional luxury fitted kitchens to each floor. The site also benefits from a high speed dedicated fibre broadband connection.



Property Reference: 8266

**Windlehill Farm  
Sutton on the Hill  
DE6 5JH**  
272 SqFt  
Leasehold  
Available

Windlehill Farm Business Units is a small development of 4 units converted from farm buildings. They are ideal for small businesses and business start-ups. There is ample parking and the area has been designed to provide a peaceful working environment.

Current availability: All units are currently let.

For further information please contact:  
Mr & Mrs KE Lennard at Windlehill Farm on  
01283 732377 or windlehill@btinternet.com  
Windlehill Farm, Sutton on the Hill, Ashbourne,  
Derbyshire, DE6 5JH.  
[www.windlehill.co.uk](http://www.windlehill.co.uk)



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## Retail / Leisure

Property Reference: 23683

**Investment**  
**2 Blanch Croft**  
**Mileburne House**  
**Melbourne, Derbyshire**  
**DE73 8GG**  
954 SqFt  
Freehold £300,000  
Available

**Chris Wright (Omeeto)**  
01332 840328  
derbyshire@omeeto.co.uk

Recently refurbished - mixed use investment with parking.

Self-contained cocktail bar on ground floor with separately accessed, two bed holiday let over the upper floors.

Ground floor - Class E Unit producing £8,250 p.a.

Upper floor holiday let producing £10,500 p.a.

Combined 2023 rental projected to be £20,850 p.a.



Property Reference: 23950

**Boardwalk at Mercia Marina**  
**Findern Lane**  
**Willington**  
**Derbyshire**  
**DE65 6DW**  
Leasehold £145,000  
Available

**Matthew Phillips Surveyors Limited,**  
**Sutton Coldfield**  
0121 353 2757  
office@matthewphillipssurveyors.co.uk

Pub for sale - Large outside seating areas and car parking. Situated within retail, office and visitor destination. Bar and restaurant unit on two levels with large external patio.

New 10-year lease available by negotiation with landlord to suitable operator. Staff will transfer to the buyer under the TUPE regulations.

Lease for sale – Premium offers in the order of £145,000 subject to contract and exclusive of VAT are invited.



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Property Reference: 23941

**Retail premises with accommodation**  
**South Derbyshire**  
650 SqFt (Ground Floor)  
Freehold £599,950  
Available

**Kings Business**  
01772 775 776  
retail@businessbuyers.co.uk  
www.businessbuyers.co.uk

Vacant freehold retail premises in village centre location.

The ground floor of the property is retail space of some 650 sqft. To the rear is an office and storage space and an external W/C.

The living accommodation is self-contained and located on the first and second floors. Comprising of kitchen, bathroom, lounge and dining room. The second floor of the property has three bedrooms, two of which are large doubles.

The property also has a private gate and access to a car park.

Property Reference: 21305

**Units 1 and 2**  
**A50/A38 Willington Services**  
**Willington, Derby**  
**DE65 6DX**  
918 – 4,672 sqft  
Leasehold  
Available

**FHP Derby**  
01332 343 222  
mail@fhp.co.uk

Jack Shakespeare  
07817 924 949  
jack@fhp.co.uk

Oliver Marshall  
07887 787 885  
oliver@fhp.co.uk

To Let. Five brand new units (two Units remaining) with A1, A2, A3 and A5 planning. Units available between 918 sqft and 3,672 sqft (can be combined).

Unit 1 - 86.95 sqm (936 sqft).  
£16,500 Per Annum.

Unit 2 - 87.14 sqm (938 sqft).  
£16,500 Per Annum.

Nearby occupiers include Shell, Greene King, Ibis Hotel, KFC, Subway and Bean Coffee.

Located at the busy intersection of two major regional A roads – A50 and A38.

The services boasts over 200 car parking spaces.



Property Reference: 23480

**Unit 6 The Pipeworks**  
**Coppice Side**  
**Swadlincote DE11 9FQ**  
15,855 SqFt  
Leasehold £120,000 per annum  
Available

**Avison Young (UK) Ltd**  
**Birmingham**  
08449 02 03 04

Dan Kent  
020 3976 5296  
dan.kent@avisonyoung.com  
Rob Fraser  
020 3196 2203  
rob.fraser@avisonyoung.com

To Let - Large retail premises at The Pipeworks retail park. Arranged over ground and first floors:

Ground: 743 sqm (7,997 sqft).  
First: 730 sqm (7,858 sqft).

Total: 1,473 (sqm 15,855 sqft).

Tenure: Leasehold  
For Rent: £120,000 per annum exclusive.

Available by way of an assignment of the existing lease due to expire on 13/07/2026.



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Property Reference: 22225

**Leisure Business - Church Gresley  
Swimming Teaching Business**

Leasehold £39,995  
Available

Intelligent Business Transfer Ltd  
0800 612 7718  
info@intelligent.co.uk

Swimming teaching business with both a pool and accommodation included on a leasehold basis. The first 12 month's rent is included in the sale price. If the new owner were to take on the pool and downstairs rooms on a leasehold basis, the rent for this would be £16,000 pa. Annual turnover: £29,556.

EPC Rating: C 51-75.

Business Reference: S07494

Property Reference: 23675

**4 Church Street  
Church Gresley, Swadlincote  
Derbyshire  
DE11 9NP**  
600 SqFt  
Leasehold: £12,000 per annum  
Available

**Neale Sayle  
(WT Gunson)**  
0161 833 9797  
neale.sayle@wtgunson.co.uk

To Let - 600 sqft retail unit.  
£12,000 per annum.

Detached two storey retail premises.

Ground Floor - open plan retail unit with kitchen and WC facilities to the rear.

First Floor is divided into separate rooms that may suit a clinic use or offices.

Externally - hardstanding to the front and adjacent to the property that can provide a couple of parking spaces.



Property Reference: 23334

**4 High Street  
Swadlincote, DE11 8HY**  
1,453 SqFt  
Leasehold £1,750 pcm  
£18,000 pa  
Available

**Innes England**  
Nick Hosking  
07855 423458  
nhosking@innes-england.com

Retail premises.

Ground floor retail unit with area to the rear providing additional storage with kitchen and w.c.

Accommodation has been recently refurbished. Externally, there is an outbuilding that has been partitioned to create two small rooms. There is also access to a shared garden shared with the residential tenants in the first and second floors.

Size: 1,623 sqft (150.78 sqm).



Property Reference: 23937

**11-13 High Street  
Swadlincote DE11 8JE**  
2,052 SqFt  
Leasehold £17,000 p.a.x.  
Available

**Salloway Property Consultants**  
01283 500030  
burton@salloway.com

Retail/Showroom - To Let.

Size: 190.64sqm (2,052sqft).  
Rent: £17,000 p.a.x.

Basement and ground floor retail accommodation. Comprising approximately 2,052 sqft. Prime trading position.



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Property Reference: 23362

**Investment**  
**12 High Street, Swadlincote**  
**Derbyshire, DE11 8HY**  
3,272 SqFt  
Freehold £305,000  
Available

**Rushton Hickman Limited**  
01283 517747  
[property@rusthonhickman.com](mailto:property@rusthonhickman.com)

Doug Harvey  
[douglas.harvey@rusthonhickman.com](mailto:douglas.harvey@rusthonhickman.com)

Retail unit with storage, office and welfare over 3 floors with a total gross internal floor area of approximately 3,272 sqft (303.97 sqm).

Externally the property has customer parking and a garage lock up store with an area of approximately 499 sqft (46.36 sqm).

The property is currently let to the RSPCA Burton upon Trent District Branch at £26,500 per annum for a lease term of 5 years beginning 25th June 2019 and ending 24th June 2024.



Property Reference: 23823

**Hair & Beauty Salon - For Sale**  
**Swadlincote**  
**Derbyshire**  
**DE11 8HY**  
Freehold - POA  
Available

**Knightsbridge Business**  
**Sales PLC**  
0845 050 300

Business offered for sale - operates from leasehold premises.

Provides a range of hair and beauty services.

Managing Director is willing to provide a negotiable handover period.

Offers invited.



Property Reference: 22798

**38 High Street**  
**Swadlincote**  
**Derbyshire, DE11 8HY**  
1,099 SqFt  
Leasehold Rent: £13,500 p.a.x.  
plus VAT  
Available

**Salloway - B.o.t**  
01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

Anwar Hussain  
[anwar@salloway.com](mailto:anwar@salloway.com)

Ground floor retail and first floor office and storage accommodation.

Ground floor retail accommodation comprising approximately 47.17 sqm (508 sqft).

First floor office and storage accommodation comprising approximately 54.99 sqm (591 sqft).

Rent: £13,500 p.a.x. plus VAT.



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Property Reference: 23434

**41 High Street  
Swadlincote, DE11 8JE**

2,483 SqFt  
Leasehold £24,500 Per Annum  
Freehold Price £325,000  
Available

Former bank premises situated in prime position on Swadlincote High Street.

Size 230.70 sqm (2,484 sqft).

**Fisher Hargreaves Proctor**  
01332 343 222  
mail@fhp.co.uk

Rent £24,500 Per Annum.  
Price £325,000.

Ground floor sales 1,747 sqft.  
First floor storage/office 736 sqft.

**Dan Mooney**  
07929 716 330  
dan.mooney@fhp.co.uk

Suitable for a variety of uses under Use Class E.

**Estee Coulthard-Boardman**  
07929 716 330  
estee@fhp.co.uk

Rear parking and access.



Property Reference: 21351

**60A High Street, Newhall  
Swadlincote, DE11 0HU**

355 SqFt  
Leasehold: £150 per week  
Available

Two-storey retail property. Traded as a hair salon for many years, and is also suitable for beauty use, as a retail boutique and alternative use (subject to planning).

**Rushton Hickman Ltd**  
186 Horninglow Street, Anson Court,  
Burton on Trent, DE14 1NG  
01283 517 747  
property@rusthonhickman.com

Size: 355 sqft.

Tenure: Leasehold: £150 per week.



Property Reference: 18005

**Unit 3 Beehive Farm  
Lullington Road  
Rosliston, DE12 8HZ**

Leasehold P.O.A.  
Available

Office 3 - First Floor.

The office is approximately 25 sqm (gross internal area), with shared toilet facilities.

**Fisher German**  
Alison Jowett  
alison.jowett@fishergerman.co.uk  
01530 442924

Rent of £345 per month plus a £17 per month service charge.

EPC Band C.

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Property Reference: 21074

**Linton Road, Castle Gresley  
Swadlincote DE11 9HS**  
282 SqFt  
Leasehold £7,020 pa  
Available

Lee Atkins  
I Love Homes Ltd  
01922 669996  
info@ilovehomes.co.uk

Retail unit located in Castle Gresley, Swadlincote. Recently used as a retail unit trading as a dog food and accessories shop.

Monthly rental of £585; £7,020 pa.



Property Reference: 23952

**11 Main Street, Hilton  
Derbyshire, DE65 5FF**  
231.73 SqM  
Leasehold £35,000 p.a.x.  
Freehold £575,000  
Available

**Salloway - B.o.t**  
01283 500030  
burton@salloway.com

For sale or to let.

Former children's day nursery comprising approximately 231.73 sqm (2,493 sqft) detached, rear building approximately 59.32 sqm (639 sqft).

On-site parking.

Potential development opportunity, subject to planning consent.



Property Reference: 23682

**The Mandarin  
Egginton Road, Hilton  
DE65 5FJ**  
27,442.80 SqFt  
0.63 acres  
Freehold £550,000  
Available

**Chris Wright (Omeeto)**  
01332 840328  
derbyshire@omeeto.co.uk

Restaurant and premises with large site and extended road frontage.

The existing building provides two bars, a commercial kitchen and 45 cover restaurant on the ground floor. The first floor provides a four bed apartment with kitchen, bathroom and living room.



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Property Reference: 23800

**12 Midland Road**  
**Swadlincote, DE11 0AG**  
587 SqFt  
Leasehold: £11,000 per annum  
+ VAT  
Available

**Rushton Hickman Limited**  
01283 517747  
[property@rusthonhickman.com](mailto:property@rusthonhickman.com)

Richard Fairey  
01283 528031  
[richard.fairey@rusthonhickman.com](mailto:richard.fairey@rusthonhickman.com)

Ground floor retail unit.

Size: 587 sqft.

Tenure: Leasehold: £11,500 per annum  
exclusive of rates.

The premises are suitable for a variety of  
retail, beauty and professional service  
uses subject to appropriate change of  
use planning consent where required.



Property Reference: 23953

**Royal Oak Public House**  
**87 Regent Street**  
**Church Gresley, DE11 9PJ**  
0.20 Acre  
Freehold £250,000  
Available

**Everard Cole Ltd**  
Nottingham: 0115 8246442  
[info@everardcole.co.uk](mailto:info@everardcole.co.uk)

Pub for sale.

Two storey detached public house with  
three-bedroom domestic accommodation  
over first floor. Car park to the rear with  
lawned beer garden and decking area.

Overall site size approx 0.197 acres.  
Ground floor footprint approx 2,090 sqft.

Densely populated residential area.

Offers in Region of £250,000.



Property Reference: 23870

**Sealwood Cottage Farm**  
**Sealwood Lane, Linton**  
**Derbyshire, DE12 6PA**  
21.44 Acre  
Freehold £1,400,000  
Available

**Fisher German**  
Ashby de la Zouch  
01530 410840  
[centralagency@fishergerman.co.uk](mailto:centralagency@fishergerman.co.uk)

Grade II Listed former country retreat with five  
bedrooms.

Currently operating as a campsite and winery  
with the opportunity to purchase an established  
brand.

21.44 acres (8.68 hectares).

Detached triple garage with first floor area.

Workshop/barn.

Property Reference: 20985

**New Empire Building**  
**21 West Street, Swadlincote**  
**DE11 9DG**  
4,004 SqFt (Ground Floor)  
Freehold £485,000  
Available

**Everard Cole**  
0115 8246442  
[info@everardcole.co.uk](mailto:info@everardcole.co.uk)

Commercial premises for sale.

Four storey detached leisure opportunity.  
Would suit a variety of uses, subject to  
planning permission.

Ground Floor Footprint: 4,004 sqft.  
First Floor 1,965 sqft.  
Two further floors.

EPC Grade - C (69).



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South Derbyshire

the perfect  
business  
environment

## Land & Redevelopment Opportunities

Property Reference: 23938

**Land, Barrow Bridge Industrial Estate  
Barrow on Trent, Derbyshire  
DE73 7HH**

2 Acres  
Leasehold £65,000 p.a.x.  
Available

Land comprising in total approximately  
8,115 sqm (2 acres).

Tenure: To Let.  
Size: 0.81 Hectares (2 acres).  
Rent: £65,000 p.a.x.



**Salloway Property Consultants**  
01283 500030  
burton@salloway.com

Property Reference: 23020

**Development Site  
26 High Street, Woodville  
DE11 7EH (Former Nelson Inn)**

0.35 Acre  
Freehold £425,000  
Available

Residential development site with planning  
permission for 6 dwellings.

Previous Public House use. Close to town  
centre.

Total site area: 0.355 acres.

Everard Cole Ltd, Nottingham  
0115 6476653  
info@everardcole.co.uk

Planning permission approved August 2022  
Ref: DMPA/2022/0121



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**Property Reference: 23782**

**Land & Buildings, Sinfin Lane/  
Swarkestone Road  
Barrow-On-Trent  
Derbyshire, DE73 7HH**  
5.42 Acres  
Leasehold  
Available

**Salloway Property Consultants**  
01332 298000  
derby@salloway.com

Total site area of 21,933 sqm (5.42 acres).

Two industrial units with one benefiting from cross docked loading area within a securely fenced and gated site.

Potential to develop the site subject to planning.

Substantial yard areas.



**Property Reference: 22278**

**Swadlincote Gateway  
William Nadin Way  
Tetron Point, Swadlincote  
Derbyshire, DE11 0BB**  
9,076 SqFt  
Leasehold  
Freehold  
Available

**Salloway Property Consultants**  
01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

Freehold available (Letting may be considered).

UNIT 6 Remaining - approximately 843.2sqm (9,076 sqft) gross internal. Units 1, 2 & 3 sold; 4 & 5 under offer.

Terms: Freehold: Price on application.  
Lease: Leasing may be considered, terms subject to negotiation.



**Property Reference: 12844**

**Burton Road Business Park  
(Cadley Hill) - New Units  
A444 Near Tetron Point  
Swadlincote, DE11 9DJ**

10,000 SqFt – 40,000 SqFt  
Available

Development site of 3.75 Ha (10 acres) with direct access to A444. The site has planning permission for up to 40,000 sqft. Pre-sales/pre-lettings interest is invited for buildings to be constructed specifically to a purchaser/tenant's requirements. Potential units available on a design and build basis up to 40,000 sqft (3,717 sqm). Available to purchase or on a leasehold basis. Accessible location on the edge of Swadlincote. Price/rents on application. A new access onto the site from the A444 has been constructed.

For further information contact:  
St Modwen Properties on 0121 222 9400.



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Property Reference: 20190

**Office Block 4, Bradgate Park View, Chellaston, Derby DE73 5UJ**

7,500 sqft  
Freehold £1,300,000  
Leasehold £120,000  
Available

**Innes England**

Nick Hosking  
07855 423458  
nhosking@innes-england.com

New HQ office development. Consent for two office blocks, each of 7,500 sqft (696.77 sqm).

Potential to re-plan and provide a single block of c15,000 sqft.

Five miles to the south of Derby City centre.

Prominent position overlooking A50, situated off Infinity Park Way.

£120,000 per annum exclusive (rent).  
Asking price: £1,300,000 (Freehold).



Property Reference: 23821

**Development Site – Former Angel Inn Swadlincote, DE11 8LF**

0.29 Acre  
Freehold £375,000  
Available

**Everard Cole Ltd**

0115 798 0344  
info@everardcole.co.uk

Residential development site with planning permission for 5 dwellings. Planning permission approved March 2022 (Ref: DMPA/2021/1364).

Previous public house use.

Total site area 0.291 acres.

Close to town centre.



Property Reference: 7992 | 22283

**Dove Valley Park - Development Land**

A50, Foston, DE65 5BG  
200 Acres  
Freehold/Leasehold  
Available

**MWRE**

0121 285 9470  
www.mwre.co.uk  
nick.waddington@mwre.co.uk  
adam.mcguinness@mwre.co.uk

Major 200-acre industrial and distribution development. High specification units from 23,000 to 350,000+ sqft. On site infrastructure and all mains services installed. Fast track construction solutions. Available plots:

1A – 82,000 sqft (7,618 sqm)  
1B – 89,000 sqft (8,268 sqm)  
2 – 23,000 sqft (2,137 sqm)  
3 – 124,000 sqft (11,520 sqm)

Current occupiers include JCB, Kuehne + Nagel, Muller, Futaba Industrial and Truma.

Further information: [www.clowes-dvp.co.uk](http://www.clowes-dvp.co.uk)



Property Reference: 12600

**Drakelow Park – Employment Land**

Freehold/Leasehold  
Available

Mixed use redevelopment of part of the former Drakelow power station site for residential and commercial uses. The site will be served by a new road link, with a bridge crossing the River Trent and a bypass around the village of Walton upon Trent, creating a direct link onto the A38 at Barton Turn.

Further information:  
Countryside Properties  
01908 290 020  
[www.countrysideproperties.com](http://www.countrysideproperties.com)



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Property Reference: 13734

**Land at A50 Jn 5, Hilton  
Derbyshire, DE65 5FN  
Commercial Development Site**  
1 - 2 Acre  
Available

Prominent development site of approximately one acre suitable for a range of commercial uses (subject to planning). The site is less than 500 metres north of Junction 5 of the A50, located on the A516 Derby Road between Hilton and Etwall. The site is a former services (now cleared) with a prominent frontage onto a main arterial route into Derby from the west. The site which could include adjacent land is potentially suited to a range of business uses subject to planning. Planning permission (9/2007/0704/MD) was granted for the erection of a 60 bedroom care home with parking in September 2007 now expired.

For further information, please ring 01283 595791.

Property Reference: 7923

**Cadley Park, Tetron Point  
William Nadin Way  
Swadlincote, DE11 0BB**  
200 Acre  
Available

The Cadley Park development includes a new 50 acre country park which will sit alongside the recently opened 9 hole golf course, adventure golf course and driving range. This development is adjacent to over 60 acres of land for some 600 new homes that is one of Swadlincote's largest developments.

Owner **Harworth Group** -  
contact details:

Advantage House  
Poplar Way  
Catcliffe  
Rotherham  
S60 5TR

Peter Massie  
Tel: 0114 349 3131  
enquire@harworthgroup.com  
[www.harworthgroup.com](http://www.harworthgroup.com)

The site is owned by Harworth Group and lies within the National Forest. Swadlincote Family Golf Centre is operated by N1 Golf. Further information:  
[www.swadlincotegolfcentre.com](http://www.swadlincotegolfcentre.com)

Outline permission (DMPA/2020/0653) has been granted for the erection of a public house/ restaurant (Sui Generis), two café/restaurant units (Use Class E), a 2-storey commercial unit with offices at ground floor (Class E) and gymnasium at first floor (Class E), together with associated works and landscaping.

Current housebuilders on site: Taylor Wimpey and Avant Homes.



Property Reference: 13181

**Cadley Park - Hotel Site  
Swadlincote, DE11 0BB**  
Available

Peter Massie  
Tel: 0114 349 3131  
enquire@harworthgroup.com  
[www.harworthgroup.com](http://www.harworthgroup.com)

Hotel development site For sale/To let for a 75 bed hotel. The site is close to Swadlincote town centre and fronts the A514 main arterial route. Adjacent to Swadlincote Family Golf Centre which includes nine hole golf course, adventure golf course and driving range:  
[www.swadlincotegolfcentre.com](http://www.swadlincotegolfcentre.com)

Further information:  
[www.harworthgroup.com/projects/cadley-park/](http://www.harworthgroup.com/projects/cadley-park/)

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**Property Reference: 23868**

**Land - Follyfoot Farm Burntheath  
Hilton DE65 5FE**  
Freehold £400,000  
Available

**Schofield Stone Ltd**  
01283 777100  
info@schofieldstone.co.uk

Development opportunity with planning consent for the conversion of three barns to single storey family homes. Each property would have allocated parking.

Planning reference numbers: DMPA/2021/1099 and DMPA/2021/1100 and can be found here:

<https://southderbyshirepr.force.com/s/planning-application/a0b4J000004yr0gQAA/dmpa20211100>

and  
<https://southderbyshirepr.force.com/s/planning-application/a0b4J000004yr0bQAA/dmpa20211099>

**Property Reference: 23959**

**Land For Sale  
Gresleywood Road  
Church Gresley, DE11**  
304.70 SqM  
Freehold £80,000  
Available

**CADLEY CAULDWELL**  
01283 217251  
enquiries@cadleycauldwell.co.uk

For sale – Residential building plot approximately 304.7 sqm.

Outline Planning Permission for the erection of a two storey dwelling. Further information on South Derbyshire District Council website: Reference: DMPA/2022/0909

Freehold £80,000.



**Property Reference: 21127**

**Town Centre Redevelopment Land  
Swadlincote, DE11 0AH**

**South Derbyshire District Council**  
Tel: 01283 595725  
business@southderbyshire.gov.uk

South Derbyshire District Council is seeking to identify parties interested in collaborating in the redevelopment of land in the heart of Swadlincote town centre.

Further information:  
business@southderbyshire.gov.uk



**Property Reference: 21126**

**Employment Site - Woodville  
Swadlincote  
Derbyshire DE11 8EX**  
6.43 Hectare  
Available

**Rushton Hickman**  
01283 517747  
property@rusthonhickman.com  
mark.richardson@rustonhickman.com  
graham.bancroft@rusthonhickman.com

The employment site forms part of a mixed use development scheme with other component sites consisting of residential and retail/local centre uses. The employment site is located on the western half of the development scheme and extends to approximately 15.88 gross acres (6.43 gross hectares) or thereabouts. The employment site is predominantly made up of grass meadows with the north eastern quadrant of the site containing a pond, which will be retained for the necessary attenuation and become the continued responsibility of the employment site's purchaser.



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**Harworth Group**  
0114 349 3131  
enquire@harworthgroup.com  
www.harworthgroup.com

The employment site is directly accessed via the recently completed Woodville to Swadlincote Regeneration Route (WSRR), which is a one kilometre bypass through the development scheme from the A514 through to Occupation Lane. The WSRR bisects the development scheme into having the employment and local centre/retail uses to its west and residential use to its east. The WSRR will also provide connectivity to further employment areas, which will need to be incorporated into the development of the employment site as per the masterplan.

Planning Ref. No. DMPA/2019/0931

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**Property Reference: 21350**

**Land - Westfield Road  
Swadlincote**

Freehold £69,950  
Available

**John German**  
01283 512244  
burton@johngerman.co.uk

Building plot with outline planning permission granted for a 2 bedroom detached bungalow with an integral garage - Planning Ref 9/2018/0734.



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**Property Reference: 23960**

**Land - Wood Lane  
Newhall, DE11 0LY**

Freehold £325.00  
Available

**Howkins And Harrison**  
Ashby de la Zouch  
01530 410930  
ashbyproperty@howkinsandharrison.co.uk

Residential development opportunity.

Outline planning permission for two detached houses.



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# Directory of agents

Agent: **Avison Young**  
Contact: Carl Potter  
Tel no: 0121 236 8236  
Email: [getintouch.uk@avisonyoung.com](mailto:getintouch.uk@avisonyoung.com)

Agent: **Ashley Adams**  
Tel no: 01332 865 568  
Email: [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)

Agent: **Auction Estates Limited**  
Contact: Paul Giles  
Tel no: 07393 194089/01157 844 600  
Email: [paul@auctionestates.co.uk](mailto:paul@auctionestates.co.uk)  
[info@auctionestates.co.uk](mailto:info@auctionestates.co.uk)  
Web: [www.auctionestates.co.uk](http://www.auctionestates.co.uk)

Agent: **Abode Estate Agents**  
Tel no: 01283 845 888  
Email: [burton@abodemidlands.co.uk](mailto:burton@abodemidlands.co.uk)  
Web: [www.abodemidlands.co.uk](http://www.abodemidlands.co.uk)

Agent: **Alexanders Estate Agents - Loughborough**  
Tel: 01509 861 222  
Email: [lbrsales@alexanders-estates.com](mailto:lbrsales@alexanders-estates.com)

Agent: **Alexander Bruce Ltd**  
Contact: James A B Ottewell  
Tel no: 01332 864814  
Email: [jamesottewell@alexanderbruce.co.uk](mailto:jamesottewell@alexanderbruce.co.uk)

Agent: **Bagshaws**  
Tel no: 01335 342 201  
Email: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)  
Web: [www.bagshaws.com](http://www.bagshaws.com)

Agent: **Bagshaws Estate Agents**  
Tel no: 01889 562811  
Email: [uttoxeter@bagshaws.com](mailto:uttoxeter@bagshaws.com)  
Web: [www.bagshaws.com](http://www.bagshaws.com)

Agent: **Burchall Edwards**  
Tel no: 01332 202040  
Email: [derbyinfo@ashleyadams.co.uk](mailto:derbyinfo@ashleyadams.co.uk)  
Web: [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk)

Agent: **Burchall Edwards**  
Tel no: 01283 530 169  
Email: [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)

Agent: **BB & J**  
Tel no: 01332 292825  
Email: [commercial@bbandj.co.uk](mailto:commercial@bbandj.co.uk)  
Web: [www.bbandj.co.uk](http://www.bbandj.co.uk)

Agent: **Cadley Cauldwell Estate Agents**  
Address: 19 High Street  
Swadlincote  
Postcode: DE11 8JE  
Tel no: 01283 217251  
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## Metric-imperial conversion

To convert to metric, multiply by the factor shown. To convert from metric, divide by the factor:

- Acres : Hectares 0.4047
- Square Feet : Square Metres 0.0929

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