



# **TETRON PARK**

**SWADLINCOTE DE11 0BB**

**Lambert  
Smith  
Hampton**



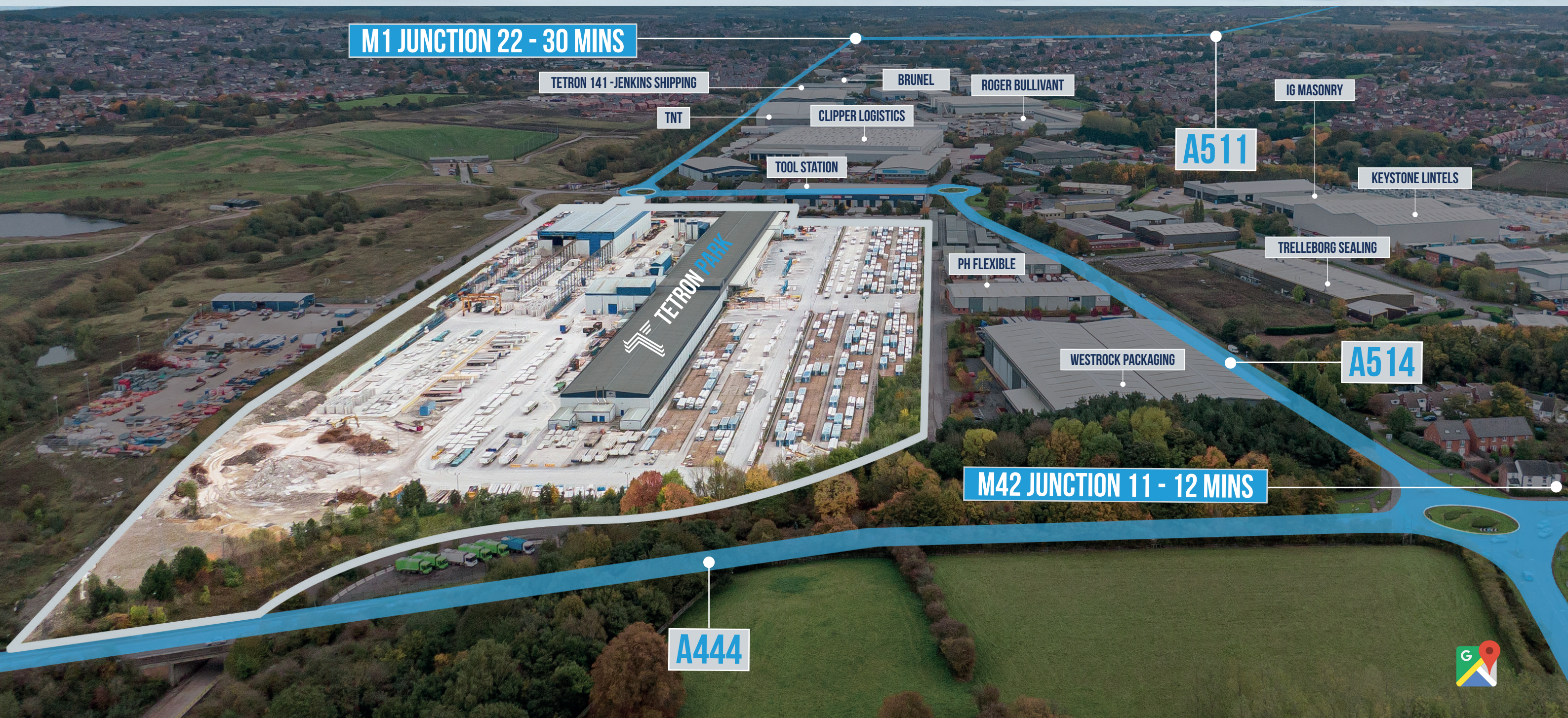
# **TETRONPARK.CO.UK**

**35.09 ACRE (14.20 HA) FREEHOLD INDUSTRIAL REDEVELOPMENT OPPORTUNITY  
LOCATED IN AN ESTABLISHED MIDLANDS LOGISTICS LOCATION**



# ESTABLISHED INDUSTRIAL / DISTRIBUTION LOCATION

Centrally located approximately 6.5 miles from the Appleby Magna Interchange at Junction 11 of the M42 motorway the site sits in the heart of an established industrial / logistics location with long term commitments from recognised national occupiers including Clipper Logistics and TNT. The site benefits from excellent access to local amenities and labour supply with an estimated population of 1m people within a 30 minute drive time.



M1 JUNCTION 22 - 30 MINS

TETRON 141 - JENKINS SHIPPING

TNT

CLIPPER LOGISTICS

TOOL STATION

BRUNEL

ROGER BULLIVANT

A511

IG MASONRY

KEYSTONE LINTELS

TRELLEBORG SEALING

A514

WESTROCK PACKAGING

PH FLEXIBLE

M42 JUNCTION 11 - 12 MINS

A444





## 35 ACRE STRATEGIC EMPLOYMENT SITE

# THE OPPORTUNITY

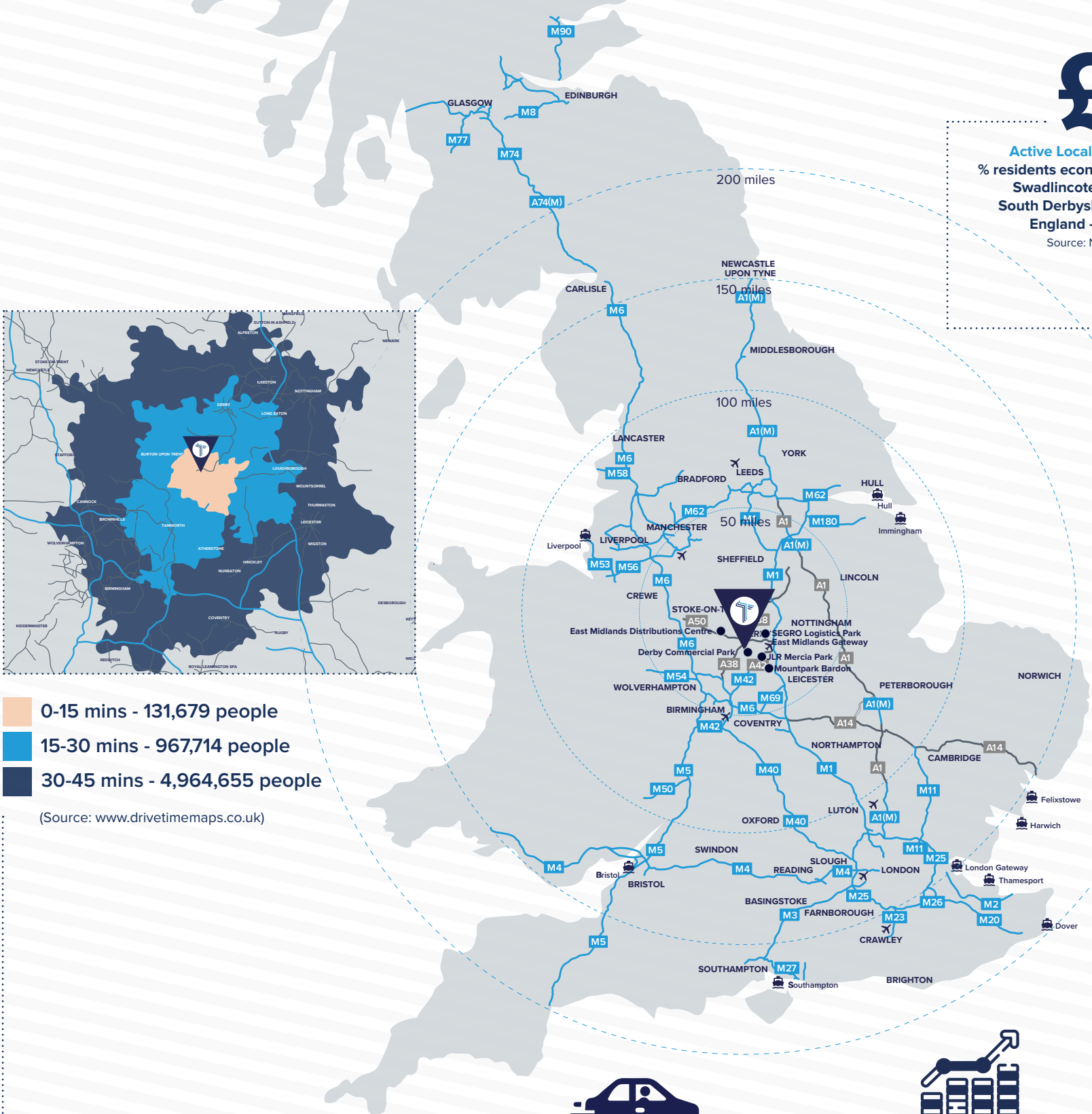
Tetron Park comprises a rare opportunity to secure 35 acres of highly sought industrial/logistics redevelopment land in a central Midlands location. The site benefits from existing employment land status with established industrial uses, and presents flexible development opportunities to extend the town's principle business park which it adjoins. The site is of a regular shape and flat topography, and its scale and location make it the ideal distribution location for both regional and national occupiers. Future development will be able to draw upon high established power supply and a large source of local employment.

*\*Areas quoted to be treated as indicative only. All parties to clarify by making their own enquiries.*





# CENTRALLY LOCATED LOGISTICS LOCATION



**Active Local Economy:**  
% residents economically active  
**Swadlincote – 66.6%,**  
**South Derbyshire – 67.1%,**  
**England – 64.7%**  
Source: NOMIS



**Cost effective labour:**  
gross weekly pay per full time  
worker: **Derbyshire - £5.8.10, £67**  
**less than the national average**  
Source: [observatory.derbyshire.gov.uk](http://observatory.derbyshire.gov.uk)



**Lower Skilled Employment:**  
% working population in lower  
supervisory and routine  
occupations:  
**Swadlincote – 47.5%,**  
**South Derbyshire – 36.5%,**  
**England – 31.9%**  
Source: NOMIS



**Strong Manufacturing Sector:**  
% of working population  
employed in manufacturing:  
**Swadlincote – 20%,**  
**South Derbyshire – 17.1%,**  
**England – 8.8%**  
Source: NOMIS



**Approximately 1m population**  
**within a 15-30 minute drive time**  
**4,964,655 within 45 minutes**  
Source: [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk)



**Growing Economy:**  
Derbyshire's economy  
is worth **£15.2bn**, an  
increase of **6.4%** in  
the last 5 years  
Source: [observatory.derbyshire.gov.uk](http://observatory.derbyshire.gov.uk)

## HGV DRIVE TIMES



### PLACES

Distance (Miles)      Journey (Minutes)

M42/J11 Appleby Magna Interchange	6.7	13
Merica Park	6.6	14
M1/J22	15	30
M6 Toll	17	28
A444	0.6	2
A511	2.2	6
Swadlincote	1.4	4
Derby	16	31
Leicester	23	45
Nottingham	28	43
Birmingham	32	40
Coventry	29	50
London	120	2h 20



### AIRPORTS

East Midlands	13	24
Birmingham	28	36
Luton	92	1hr 57



### PORTS

Liverpool	94	2hr 16
Hull	110	2hr 8
Southampton	157	2hr 42
Harwich	176	3hr 20
Folkestone	200	3hr 32

# THE DETAIL



# TETRON PARK

SWADLINCOTE DE11 0BB



## EXISTING ACCOMMODATION

The property is currently utilised as an operational concrete products manufacturing facility with ancillary operations. Existing facilities on-site extend to an approximate footprint of 210,000 sq ft. Potential repurposing of the existing buildings is possible however parties are advised to make their own enquiries to ascertain suitability. Further information is available upon request.



## TECHNICAL INFORMATION

Access to a Data Room containing detailed technical and due diligence information will be made available upon request subject to the execution of a Non-Disclosure Agreement between the parties.



## PLANNING

The site is situated within an area administered by South Derbyshire District Council. With existing employment status we understand that the property falls under Planning Policy E3 'Existing Employment Areas' under the South Derbyshire Local Plan (formally adopted on 2<sup>nd</sup> November 2017 outlining the borough's strategy through to 2028). Planning Policy E3 safeguards redevelopment of existing employment against uses other than those falling within classes B1 (b), B1(c), B2 and B8. All parties are to rely on their own enquiries.



## TERMS

The property (totaling an estimated 35.09 acres 14.20 ha) is available on a Freehold basis. Title information will be made available via the data room and all parties are advised to rely on their own supplementary enquiries.



# DEMAND DYNAMICS



## East Midlands Focus

The East Midlands followed national trends across the first half of 2020 with take-up of logistics space 7% above the same period in 2019. With 4.75m sq ft transacted in the first 6 months of 2020, the region ranked 3rd nationally behind only Yorkshire and the South-East. Supply of good quality space remains acutely constrained and with manufacturing and online retail projections suggesting a positive occupational outlook for 2021 and beyond attracting strong developer interest in well positioned sites across the region.

**4.8%**

VACANCY RATE (VS HISTORICALLY LOW  
NATIONAL AVERAGE OF 6%)

**TAKE-UP 115%**

ABOVE THE LONG TERM  
H1 AVERAGE

**4.75M SQ FT**

TRANSACTIONED (H1 2020)

## National Context

The Industrial & Logistics sector is witnessing unprecedented levels of demand with take-up to the end of Q3-2020 3.6% higher than the previous annual record (2016) with Q4 take-up expected to push annual take up to c. 50m sq ft. Build-to-suit lettings to the end of Q3-2020 account for of take-up, highlighting the acute shortage of supply and erosion of existing stock forcing occupiers to resort to build-to-suit options. With projections suggesting less than 5m sq ft of speculative space will be delivered UK wide during 2021 there is significant pressure on development pipeline and sites able to satisfy pent up demand.

**40%**

% OF SPECULATIVE DELIVERY (4.9M SQ FT)  
PRE-LET OR LEASED WITHIN 6 MONTHS

**6.01%**

HISTORIC LOW AVERAGE VACANCY RATE  
ACROSS UK MARKETS

**42.45M SQ FT**

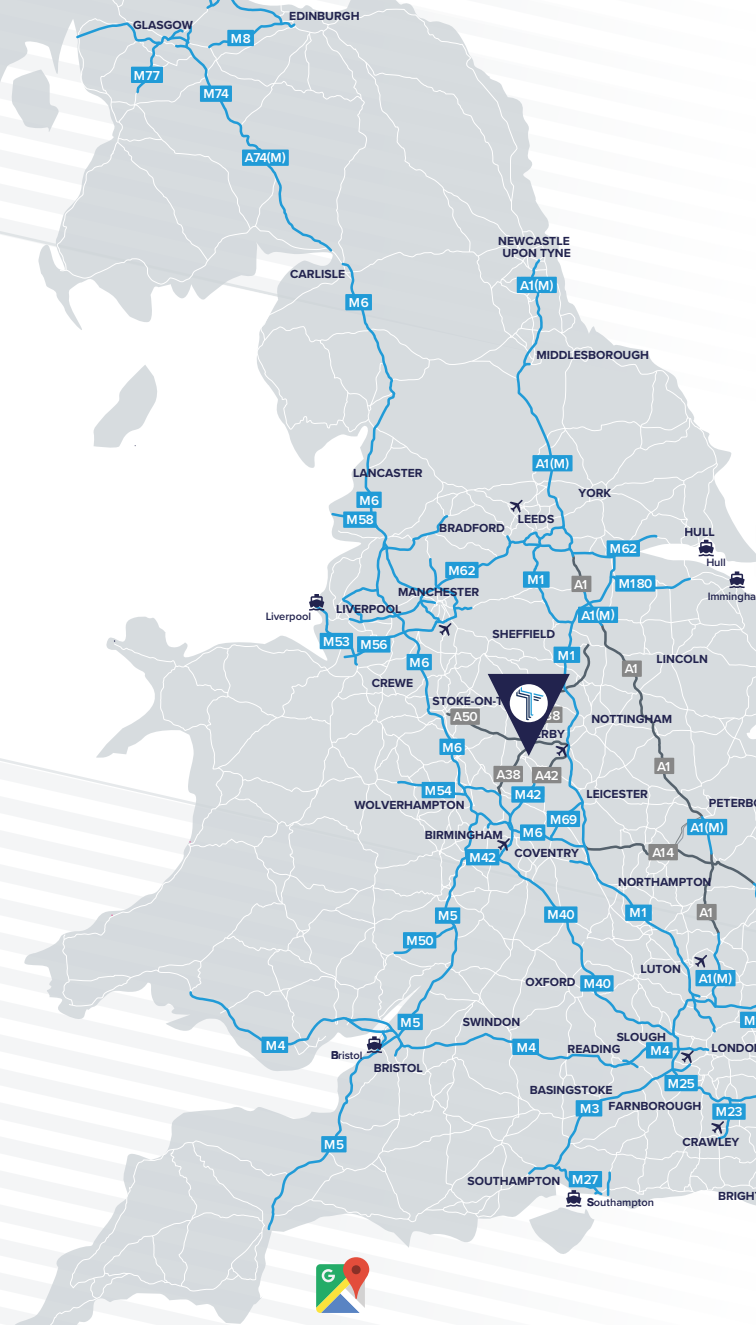
REQUIRED BY 2024 TO SATISFY  
ADDITIONAL DEMAND  
FROM E-COMMERCE ALONE

**RENTAL GROWTH**

DISTRIBUTION RENTS GREW 1.5% MONTH-ON-  
MONTH IN 12 MONTHS TO END OF H1 2020



Strategically located on Tetron Point, the principle access into Swadlincote, the site is situated at the centre of a modern and sought after business park. With easy access to the A444 and A511, providing strategic links to the M42/J11 and the M1/J22 respectively,  **TETRON PARK** is ideally positioned to serve regional and national markets and deliver future development to satisfy latent regional and national occupier demand.



 **TETRON PARK, TETRON POINT, WILLIAM NADIN WAY, SWADLINCOTE, DE11 0BB**

For all enquiries, requests for further information, access to the Data Room, and viewings please contact the team at the sole agents Lambert Smith Hampton using the contact details below.

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