

West Hallam Industrial Estate Ilkeston

Available to Let
Warehouse
8,000 sq ft



Roller shutter door



Good connectivity to J25 and J26



On-site vehicle parking and loading



24/7 Security



0.11 acre surfaced yard area



West Hallam Industrial Estate

Unit 143 Pinnacle Storage Park Cat and Fiddle Lane West Hallam Ilkeston DE7 6HD



Description

West Hallam Industrial Estate covers 118 acres and includes 113 buildings, totalling 1,280,000 sq ft. The estate is fully secure with CCTV and full perimeter fencing and benefits from 24/7 security, incorporating a gatehouse at the site entrance. Unit 115 comprises a detached clear span warehouse unit with a roller shutter door to the front elevation and a 0.11 acre external surfaced yard. Internally the specification includes LED lighting, 3 phase power, concrete flooring and benefits from 7.5m eaves height.

Location

Located in south Derbyshire, approximately 7 miles north east of Derby and 10 miles west of Nottingham, West Hallam Industrial Estate is located on Cat & Fiddle Lane close to its junction with Station Road. The industrial estate benefits from good road links, with Junction 25 of the M1 motorway located approximately 6 miles south east via the A52, and Junction 26 of the M1 motorway located approximately 9 miles north east via the A610.

EPC

EPC Rating 89D

VAT

VAT will be payable where applicable.

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.

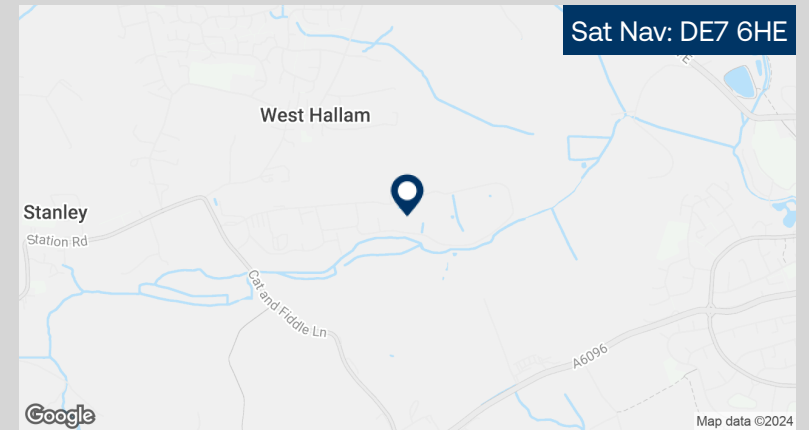
Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 115	Warehouse	8,000	Immediately	£3,665 PCM
Total		8,000		

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