

Industrial/warehouse unit with yard on gated secure industrial estate

743m²
(8,000ft²)

- Open plan warehouse accommodation
- 24 hour on-site gatehouse security
- 0.11 acre surfaced yard area
- Good connectivity to J25 and J26 of the M1 motorway
- Available immediately on new lease terms
- Rent £48,000 per annum



TO LET



Location



Gallery



Contact

Location

Located in South Derbyshire, approximately 7 miles north-east of Derby and 10 miles west of Nottingham, the estate is located on Cat & Fiddle Lane close to its junction with Station Road.

The estate benefits from good road links with Junction 25 of the M1 located approximately 6 miles south-east via the A52 and Junction 26 of the M1 located approximately 9 miles north-east via the A610.

The Property

The property comprises open plan industrial premises with external surfaced yard area.

West Hallam Industrial Estate covers 118 acres and includes 106 buildings totalling 128 million sqft. The estate is fully secure, with CCTV and full perimeter fencing and benefits from 24/7 security incorporating a gatehouse at the entrance of the site off Cat & Fiddle Lane.

The specification includes:

- LED lighting
- 3 phase power
- Concrete flooring
- Roller shutter loading door
- 7.5 metre height
- 0.11 acre surfaced yard area





Planning

Interested parties are recommended to make their own enquiries of the local authority as regards to planning consent. The local authority is Erewash Borough Council.

Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£21,500

The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Small business rate relief may be available, subject to confirmation from the local billing authority.

Service Charge

An estate service charge is payable.

Legal Costs

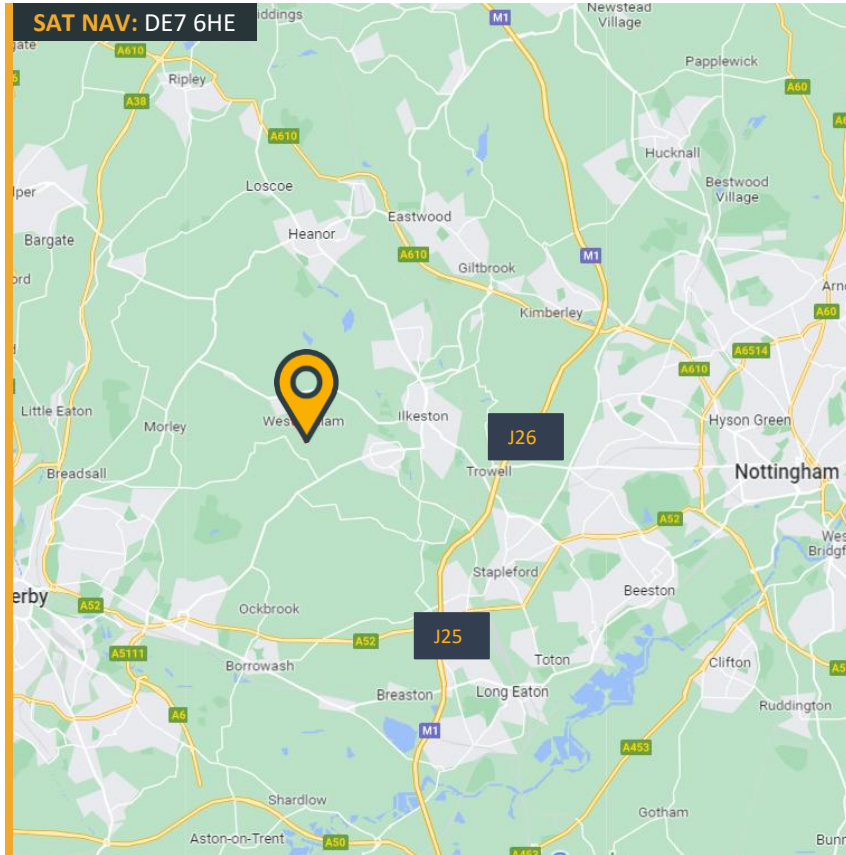
Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Deposit

A deposit equal to 3 months rent will be required.

EPC

The premises has an Energy Performance Certificate rating of 89(D).



Terms

The unit is available to rent by way of new lease terms at a rent of:

£48,000 per annum

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Corbin Archer
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corbin.archer@fhp.co.uk

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

Ketlin Maeorg
07929673 232
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Or contact our joint agent, Geo Hallam on 0115 958 0301



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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.