

Comprehensively refurbished industrial/warehouse unit with large secure yard on a gated site

2,694m²
(29,000ft²)

- Newly refurbished industrial/warehouse unit
- Large securely fenced yard
- 550 KVA 3 phase power supply
- 6 x level access loading doors
- Well-established industrial location
- Easy access to the A610 leading to Junction 26 of the M1 motorway
- Rent £232,000 per annum



TO LET



Location



Gallery



Video



Contact



Location

The site is located on the fringe of Ilkeston town centre on Digby Street, just off the A6096 Station Road which provides excellent access to the A610 leading onto Junction 26 of the M1 motorway.

Ilkeston is a popular industrial location that sits between the major cities of Derby (10 miles to the south west) and Nottingham (8 miles to the east).

The Property

The property offers a newly refurbished detached industrial/warehouse unit providing clear span accommodation with 6 x roller shutter loading doors and a secure level concrete loading yard, a kitchenette and W/C facilities. The total specification includes:

- New cladding and new roof
- 6.1 metre eaves height
- 550 KVA 3 phase power
- LED warehouse lighting
- 12% natural roof lights
- 6 x roller shutter loading doors
- 2 x WC blocks



Accommodation	M ²	FT ²
Unit 1	2,694	29,000



Business Rates

The subject premises will need to be assessed for business rates following the completion of the refurbishment works. A guide is available from the agent upon request.

Service Charge

A service charge is payable for the common areas and facilities on the estate. Please contact the agents for more information.

Planning

The building has planning permission for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Erewash Borough Council.

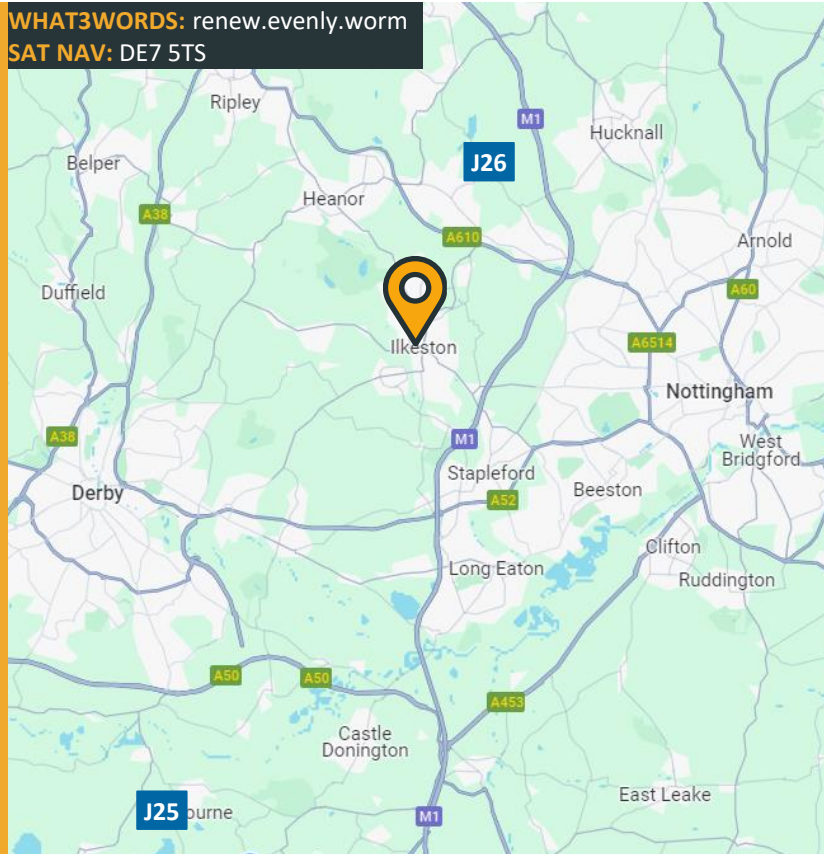
Energy Performance Certificate

An EPC is currently being prepared with a target rating B.

Legal Costs

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

WHAT3WORDS: renew.evenly.worm
SAT NAV: DE7 5TS



Rent

The property is available to let on new lease terms for a period to be agreed at a rent of:-

£232,000 per annum

VAT

We confirm all figure quoted are exclusive of VAT, which is payable at the prevailing rate.

Further Information

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

Darran Severn

07917 460 031

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Or contact our joint agent Philip Sutton on 0116 216 5144



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