

# Newly refurbished industrial/warehouse unit immediately available in Ilkeston

279m<sup>2</sup>  
(3,000ft<sup>2</sup>)

- Overclad and re-roofed warehouse unit refurbished to a good standard
- Clear span warehouse accommodation
- LED lighting, 3 phase power and W/C facilities
- Completion July 2024
- Well-established industrial location
- Easy access to the A610 leading to Junction 26 of the M1 motorway
- £18,000 per annum
- Immediately available



**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 terraced industrial/warehouse unit providing clear span accommodation with a kitchenette, W/C facilities and external parking to the front.

The total refurbished specification includes:

- Overclad and re-roof
- 5.2 metre eaves height
- 3 phase incoming power
- Warehouse LED lighting
- Roller shutter loading door
- Levelled and painted floor
- Car parking





## Availability

Floor	m <sup>2</sup>	ft <sup>2</sup>
Unit 7	2,694	29,000
Unit 5	279	3,000
Unit 6	279	3,000

## EPC

An EPC will be prepared upon completion of the proposed development. The target is 'B' rating.

## Business Rates

The subject premises will need to be assessed for business rates upon completion, a guide is available from the agent upon request.

## Service Charge

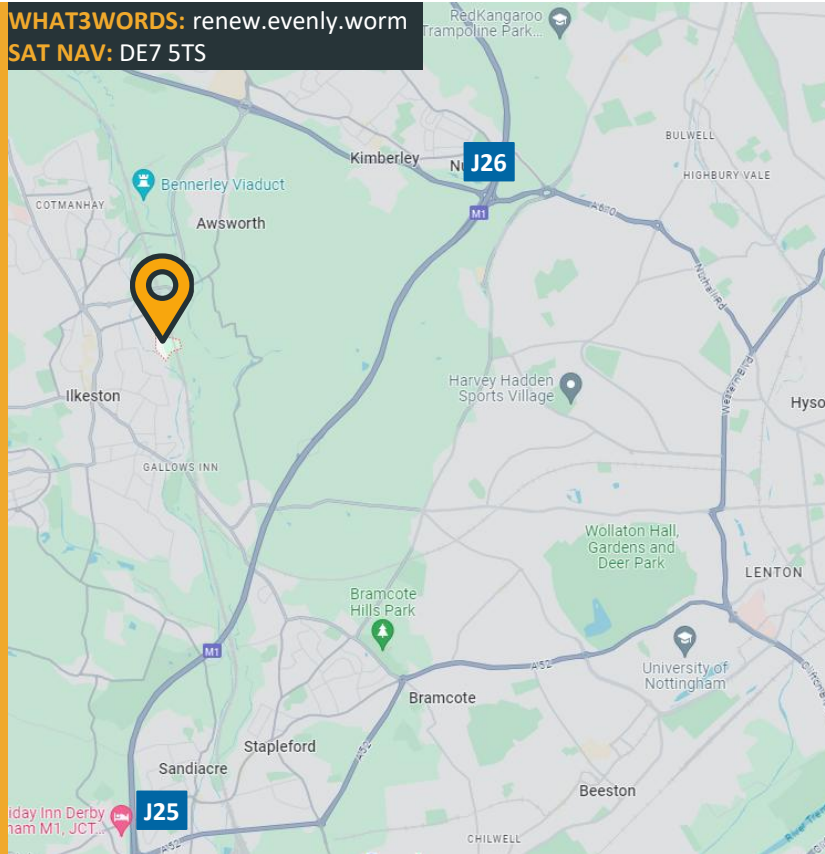
A service charge is payable for the common areas and facilities on the estate. Please contact the agents for more information.

## 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.



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



## Rent

The property is available by way of new lease at a rent of:

**£18,000 per annum**

## VAT

It is understood that VAT is applicable to the purchase price.

## Further Information

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

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