

## Good quality industrial/warehouse unit situated within a well established industrial estate

1,487m<sup>2</sup>  
(16,007ft<sup>2</sup>)

- Clear span warehouse accommodation with offices and staff welfare block
- Roller shutter loading door
- 3 phase power and LED lighting
- Easy access to M1 Motorway J26 via the A610
- Immediately available
- Rent £85,000 per annum



**TO LET**



Location



Gallery



Video



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## Location

Ilkeston is a popular industrial location and benefits from good connections to the neighbouring cities of Derby 10 miles to the south west and Nottingham, 8 miles to the east.

Cossall Industrial Estate provides good access to main roads with Junction 26 of the M1 motorway being within 4 miles accessed via the A610.

## The Property

This is a well-presented good quality industrial/warehouse unit, offering clear span storage accommodation. The property is split in to two units which are interconnecting. In detail the specification includes:-

### Warehouse

- LED lighting
- Roof lights
- Three phase power
- Gas heater
- Electric roller shutter loading door
- Minimum eaves 4.6 metres rising to 7.5 metres

### Office/Ancillary

- Well-proportioned office space
- Canteen
- W/C facilities

### Externally

- Delivery access
- Shared yard





## Accommodation

The property provides the following approximate gross internal floor area:

	M <sup>2</sup>	FT <sup>2</sup>
Unit 1A	907	9,760
Unit 1B	518	5,579
Office	62	668
<b>Total</b>	<b>1,487</b>	<b>16,007</b>

(These figures are given for guidance purposes only and prospective tenants are advised to make their own enquiries).

## Business Rates

We note from the VOA website that the property currently has an entry as follows:

**Rateable Value: £49,500**

(The current business multiplier is 49.9p. All interested parties are advised to make specific enquiries with Amber Valley Borough Council).

## Service Charge

A service charge is payable for the common areas and facilities on the estate. The current premium for the year is £2,000.

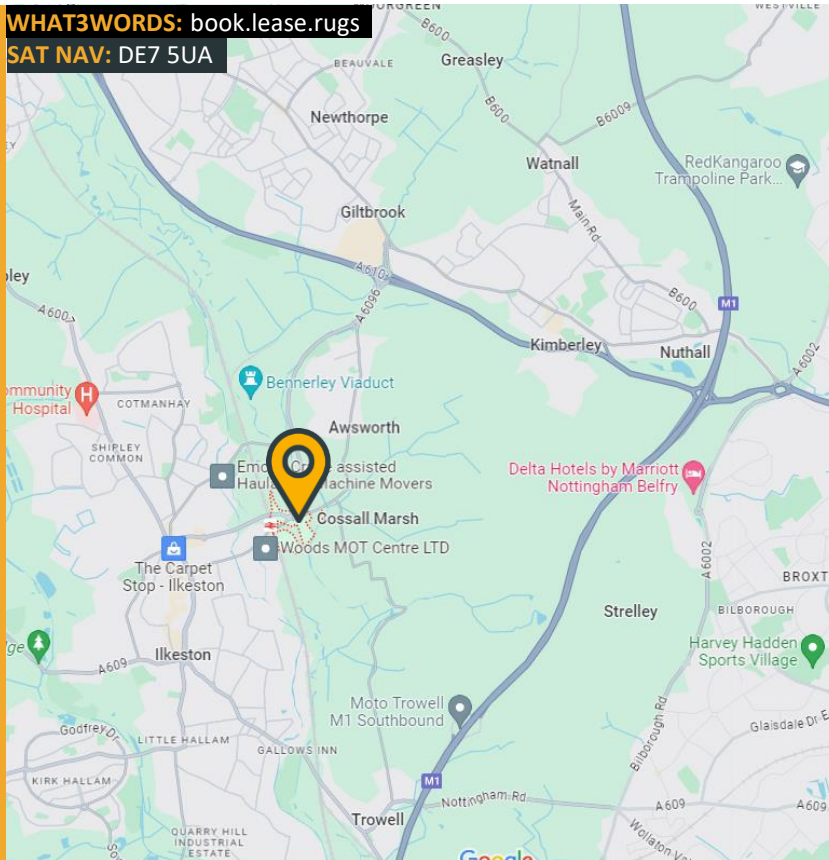
## Planning

The building has planning 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

The property has an EPC rating of C 75.

**WHAT3WORDS:** book.lease.rugs  
**SAT NAV:** DE7 5UA



## Rent

The property is available on new lease terms at a rent of:  
**£85,000 per annum**

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

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

## Further Information

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

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24/07/2024