

**Mileway**

# West Hallam Industrial Land Ilkeston

Available to Let  
Land  
27,573 sq ft ( 2,562 sq m )

24/7 security and secure access



Fully secure and palisade fenced



Hardstanding surface



CCTV



Located 10 miles west of Nottingham





# West Hallam Industrial Land

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



## Description

Fenced hardstanding storage land within West Hallam Industrial Estate. 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 available sites comprise of hardstanding surfaced and grass land with palisade fencing and a gate the land is available immediately and is suitable for a variety of uses.

## 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.

## EPC

EPC is available upon request.

## 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

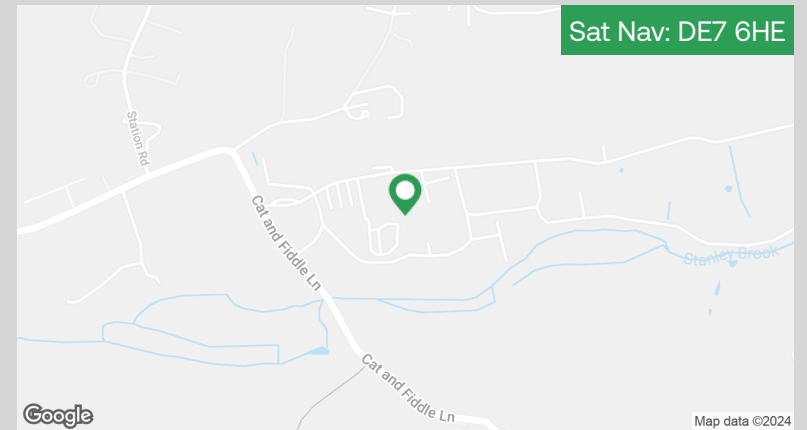
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
EA 3	Land	27,573	2,562	Immediately	£1,725 PCM
Total		27,573	2,562		

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