



TO LET

Good Quality Light Industrial Unit with Offices

Unit 4, Mercian Park

Manners Industrial Estate, Ilkeston, DE7 8HG

653 sq m (7,032 sq ft)



- Established location on Manners Industrial Estate
- Secure on-site parking
- 4.6m eaves height
- Preliminary announcement



NG Chartered Surveyors
Holland House | 43 Loughborough Rd | West Bridgford | Nottingham | NG2 7LA

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LOCATION

The property occupies a prominent position on the established Manners Industrial Estate which affords easy access to Junctions 25 & 26 of the M1 Motorway.

DESCRIPTION

The property comprises a modern single-story industrial unit of steel portal frame construction with brick and blockwork elevations surmounted by profile steel cladding and a similarly clad pitched roof fitted with translucent skylight panels. Loading is provided to the front elevation by means of a roller shutter door.

The warehouse has a minimum working height of 4.6m and offers good quality office space.

ACCOMMODATION

The property has the following approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

| Accommodation | sq m | sq ft |
|---------------|------------|--------------|
| Warehouse | 491 | 5,285 |
| Offices | 162 | 1,744 |
| Total | 653 | 7,032 |

SERVICES

All mains services are evident within the property but we can provide no warranty with regard to the capacity or connectivity.

EPC

A copy of the EPC is available upon request from the marketing agents.

TOWN & COUNTRY PLANNING

Erewash Borough Council have confirmed the unit has planning consent for uses falling within Class B1 (light industrial) and B8 (storage & distribution) of the Town & Country Planning (Use Classes) Order 1987.

BUSINESS RATES

| | |
|---------------------|-------------------------|
| Charging Authority: | Erewash Borough Council |
| Description: | Warehouse & premises |
| Rateable Value: | £32,250 |
| Period: | 2020/21 |

RENT

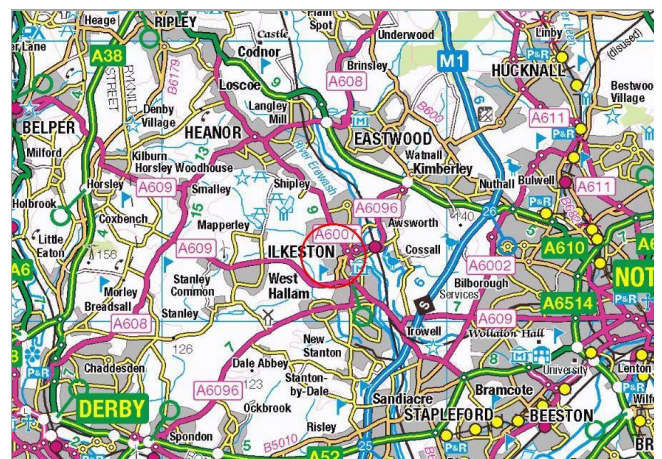
£48,000 per annum.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.



SUBJECT TO CONTRACT

Viewing by prior appointment only

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.