

INDUSTRIAL OPPORTUNITY

Unit 3 Fern House, Hallam Fields Road, Ilkeston, Derbyshire DE7 4AZ



RENT!

GROUND FLOOR WAREHOUSE WITH FIRST FLOOR OFFICES AND SECURE YARD ON ESTABLISHED INDUSTRIAL ESTATE

- Warehouse 259.36 sq m (2,792 sq ft) plus offices 50.75 sq m (546 sq ft)
- Secure yard in excess of 510 sq m
- Good access to regions road network



LOCATION:

The property is situated within an established industrial estate, on the outskirts of Ilkeston. The market town of Ilkeston is conveniently situated between Nottingham and Derby, approximately 4 miles to the west of J25 of the M1 motorway.

The A610, A52 and A38 trunk roads and the M1 are easily accessible.

DESCRIPTION:

The property comprises an end of terrace warehouse unit, constructed from a steel portal frame with brick / cladding elevations. The roof is also steel clad.

Internally, the property comprises a main workshop, accessed via two roller shutters with separate first floor offices and staff facilities, including a kitchenette and shower room. The warehouse also benefits from an inspection pit.

Externally the property benefits from a yard with the site being secured by way of a palisade fence and security cameras.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor Warehouse:	259.36	2,792
First Floor Offices/Staff:	50.75	546
External Yard: <i>approx</i>	510.00	5,490
TOTAL	820.11	8,828

TERMS:

The property is available to rent on a new FRI lease for a term to be agreed (minimum of 5 years).

RENT:

The property is available to rent at a level of:-

£24,000 Per Annum
(Twenty Four Thousand Pounds)

RATES:

Rateable Value: £10,250

PLANNING:

E - (Commercial, Business and Service)
B2 – General Industrial
B8 – Storage and Distribution

VAT:

Vat is applicable in addition to the rent.

EPC:

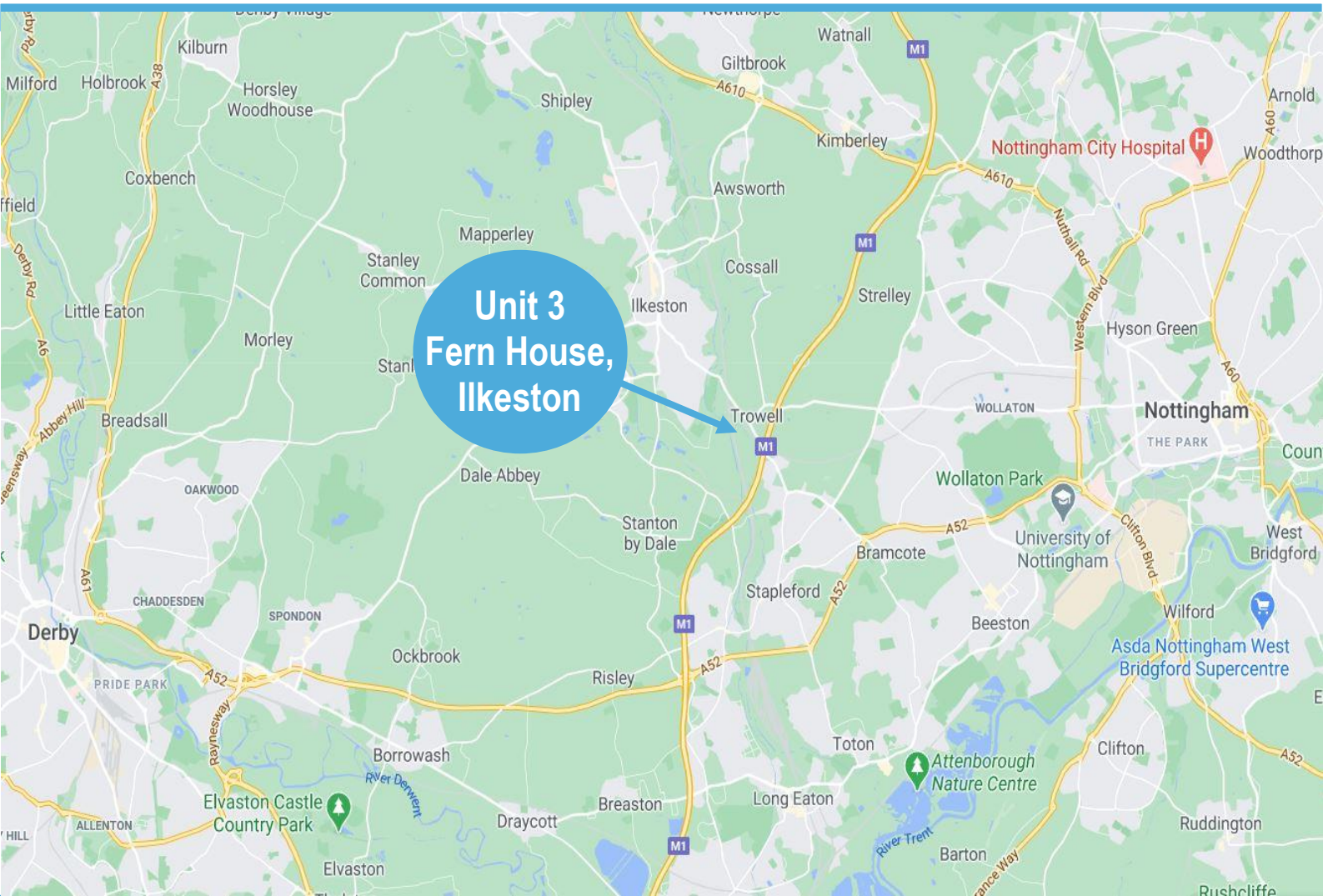
To be commissioned.



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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Depot

Silo

Warehouse

The Property

Depot

Depot

Hallam Fields Lock

FB

Weir

Timber Yard

0m 10m 20m 30m

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LANDMARK INFORMATION

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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.