



Unit 3c Manners Court, Manners Avenue, Manners Industrial Estate, Ilkeston, Derbyshire, DE7 8EF

Modern Industrial/Trade Counter Unit extending to 4,972 sq. ft./461.9 sqm

Situated in a popular and established trading location, within the Manners
Industrial Estate

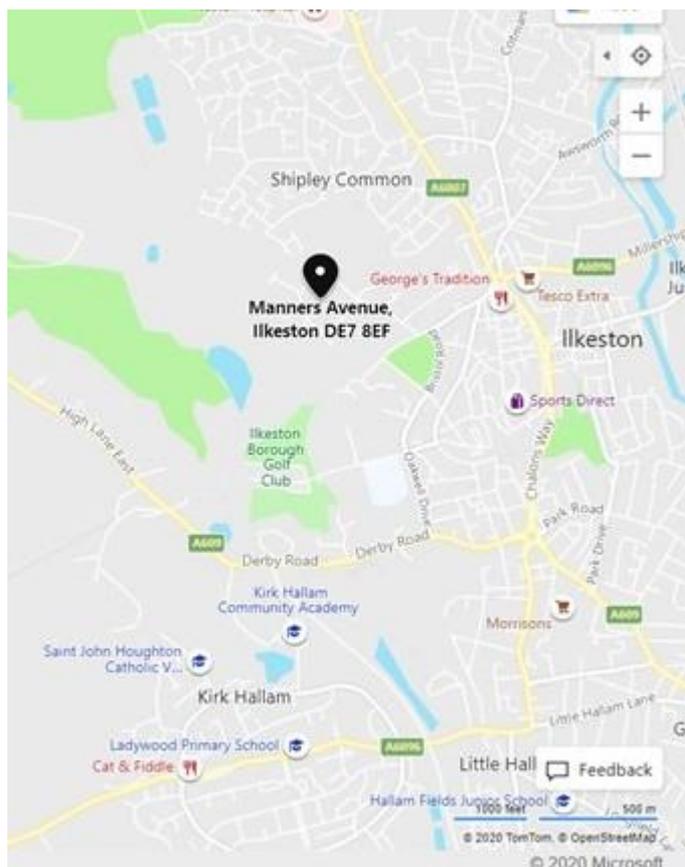
Available to Let on a new Lease, and with early occupation

Rent £27,000 pax

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LOCATION

Manners Court is located close to Mercian Way, and effectively is the second on the left from Manners Avenue, as approaching from Ilkeston town centre. Manners Industrial Estate is one of the main employment areas of the town, and is a popular trade counter location with occupiers including Royal Mail, Wolsley Group, Tool Station, and CEF.



The warehouse space has an eaves height of 4.5m, with suspended strip lighting. There are mezzanines above the offices and trade counter. Externally, there is a communal service yard, together with allocated car parking.



DESCRIPTION

The property is semi-detached, of steel portal-framed construction, with cavity concrete block-and-brick infills to the lower walls, UPVC-coated mild-steel sheet cladding to the upper walls, under a pitched profile sheet-clad roof incorporating translucent rooflights. The property has a concrete floor, roller sectional service access door to the front elevation, and incorporates a small trade counter area, together with works office.

FLOOR AREAS

| | | |
|--|---------------|-------------|
| Ground Floor | | |
| Warehouse | 4,578 sq. ft. | 425.35 sqm. |
| (incorporating office and trade counter) | | |
| First Floor | | |
| Mezzanine Areas | 394 sq. ft. | 36.6 sqm. |
| Total GIA | 4,972 sq. ft. | 462.17 sqm. |
| (or thereabouts) | | |

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PLANNING

We understand that the property benefits from B1 and B8 Uses, now falling within Use Class E, as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

SERVICES

It is understood that all mains services are connected to the property. No tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

Not yet separately assessed.

TERMS

The premises are available by way of a brand new, full repairing and insuring (FR&I) lease, for a minimum term of five-years, at an initial rent of £27,000 (twenty-seven thousand pounds) per annum exclusive (pax).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.

VALUE ADDED TAX (VAT)

VAT is payable on the rent, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C53. A copy of the certificate can be made available upon request.

VIEWINGS

Strictly by prior appointment with the sole Agents: -
01332 290390 / andrewnichols@gadsbynichols.co.uk

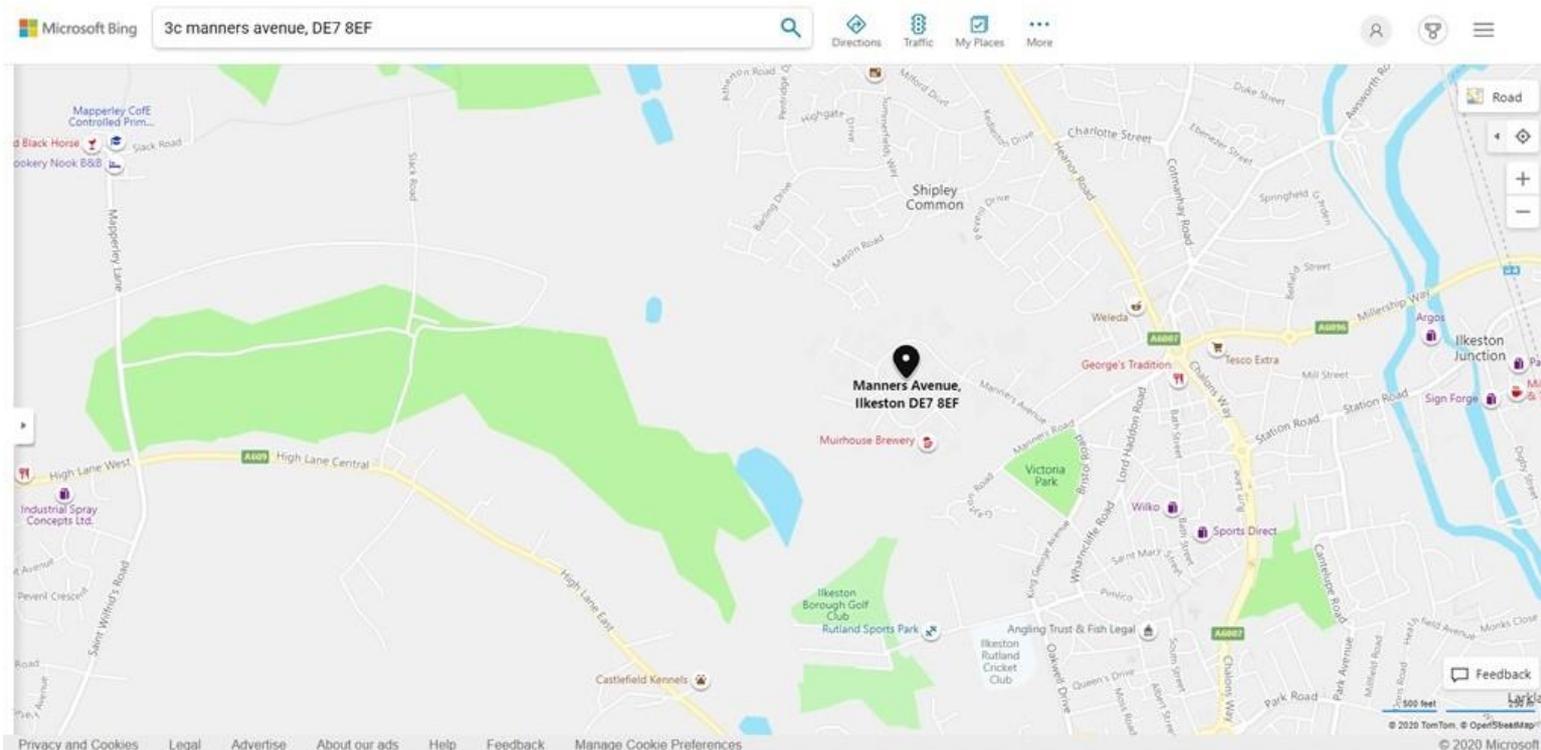
OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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