



INDUSTRIAL/ WAREHOUSE SPACE NOW AVAILABLE ON ESTABLISHED ROPEWALK INDUSTRIAL ESTATE, ILKESTON

I am delighted to bring to the market this unique opportunity to occupy this newly refurbished warehouse space on the established Ropewalk Industrial Estate. The property is situated on a secure gated site and benefits from a full height roller shutter door, a large open plan warehouse space with good eave heights, and internal partitioned offices. The property is available immediately and offers good car parking provisions, three phase power, numerous plug sockets and WC facilities. The property has currently undergone a full re-decoration internally and has had new roof lights installed to produce a bright working environment.

The subject premises form part of The Ropewalk Industrial Centre in Ilkeston. The estate is on the Ropewalk just off Station Road, opposite The Waterside Retail Park which houses occupiers to include; Halfords, M&S Simply Food and the Vauxhall Motor Showroom. The estate is located approximately 7 minutes' drive from J26 of the M1 Motorway and is easily accessible to Ilkeston town centre.

The unit measures in at 184m² (1,982ft²), and can be used for B1, B2 & B8 uses.

Anthony Barrowcliffe of FHP comments: -

"This is a great opportunity to occupy a fantastic warehouse situated close to the motorway and other major arterial routes. Benefiting from a good internal office and an excellent clear span warehouse space with almost everything in place for any potential tenant to take immediate occupation and to start operating/trading/manufacturing etc."

If you are interested in this unit then please get in touch and we would be pleased to advise you on this or other options available. For further information please do not hesitate to contact Anthony Barrowcliffe of FHP on 0115 841 1148 or anthony@fhp.co.uk.

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Anthony Barrowcliffe

Date: 22nd August 2018