

Low cost warehouse/storage accommodation on secure industrial estate

322m² - 636m²
(6,476ft² - 6,851ft²)

- Various warehouse/storage units available
- 24 hour on-site gatehouse security
- Good connectivity to J25 and J26 of the M1 motorway
- Clear span accommodation
- Flexible terms offered
- Quick occupation – immediately available
- There is a heavy goods vehicles hours restriction with no movement between 10.00pm and 4.00am any day and only between 12 noon and 2.00pm on Sundays



TO LET



Location



Gallery



Contact

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.

The Site

West Hallam Industrial Estate covers 118 acres and includes 106 buildings totalling 128 million sqft. 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 units offer concrete flooring with strip lighting which are suitable for storage. The units are of varying condition and are to be taken as seen subject to a schedule of condition if required.

There are communal welfare blocks throughout the site.

There is a heavy goods vehicles hours restriction with no movement between 10.00pm and 4.00am any day and only between 12 noon and 2.00pm on Sundays.





Availability

The accommodation comprises Romney style warehouse units ranging in size from:

Romney	Rent £
29	£19,980 per annum
31	£19,980 per annum
37	£19,980 per annum
40	£19,980 per annum
42	£19,980 per annum
94	£15,000 per annum



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Planning

Interested parties are recommended to make their own enquiries of the local authority as regards to planning consent. The local authority is Erewash Borough Council.

Business Rates

Please contact the agents for further information.

Service Charge

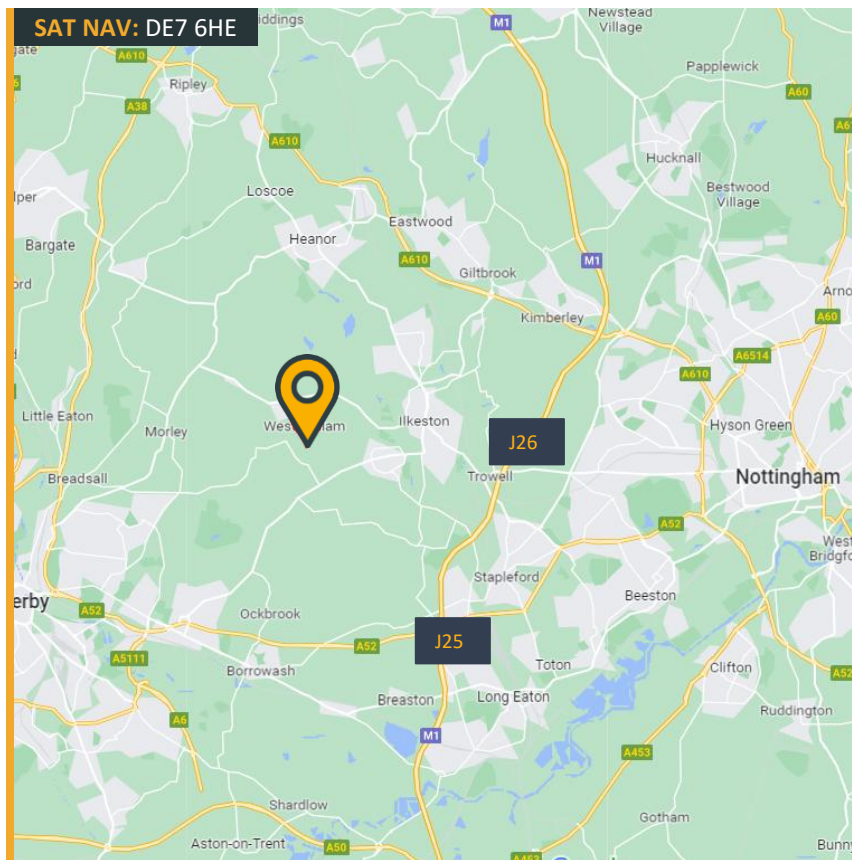
An estate service charge is payable.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Deposit

A deposit equal to 3 months rent will be required.



Terms

The units are available to rent by way of a new FRI lease for a minimum term of 12 months.

Size ft²	m²	Rent £
3,476	322	£15,000 per annum
6,851	636	£19,980 per annum

Further Information

For further information or to arrange a viewing
please call or click on the emails or website below:-

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Darran Severn

07917 460 031

darran@fhp.co.uk

Or contact our joint agent, Geo Hallam on 0115 958 0301



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Please **click here** to read our "Property Misdescriptions Act". E&OE.