

Fenced hardstanding storage land located within secure industrial estate close to Junction 25 of the M1 motorway

0.61 hectares
(1.50 acres)

- Located within a securely gated popular industrial estate
- Close to J25 and J26 of the M1 motorway
- Hard standing secure storage land with palisade fencing & gate
- Could suit various uses
- Available November 2023
- Rent £49,000 per annum



TO LET



Location



Gallery



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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 site comprises of hardstanding surfaced land with palisade fencing and a gate. The land is available from November 2023 and is suitable for a variety of uses.

Business Rates

Business rates are payable upon request.

VAT

VAT will be payable upon the rent.

Planning

Interested parties are recommended to make their own enquiries of the local authority as regards to planning consent.

The local planning authority is the Erewash Borough Council.

Service Charge

An estate service charge is payable and further details are available upon request.

Legal Costs

Each party to be responsible for their own legal fees.



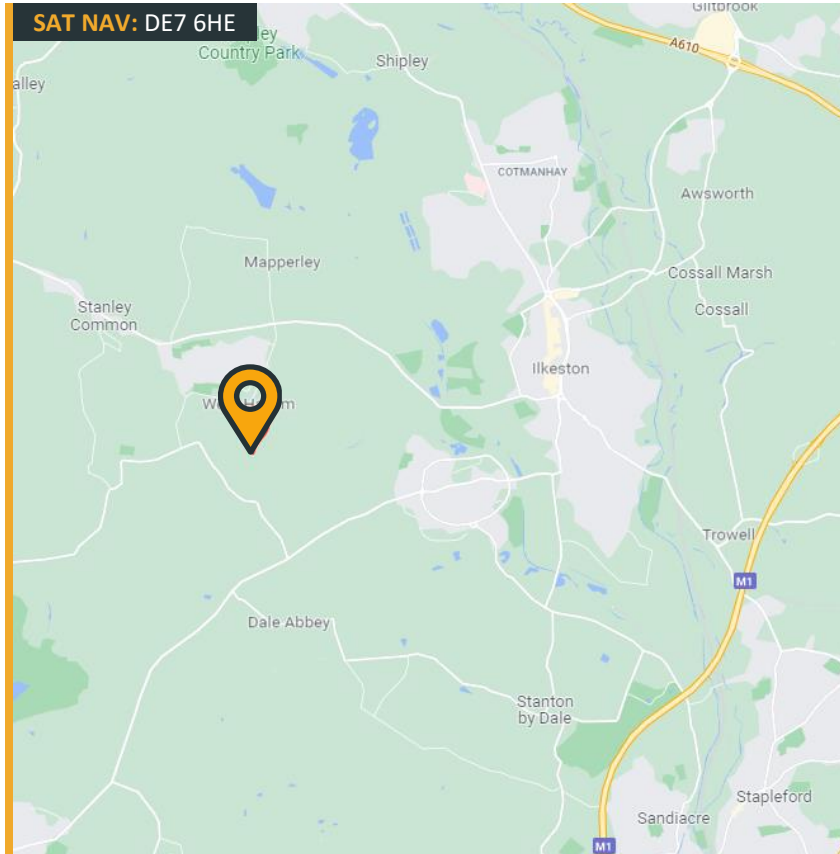
Location



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Lease Terms

The site is available to rent on new lease terms for a minimum term of 3 years with an annual mutual break clause. The lease is to be drawn outside the Landlord and Tenant Act 1954.

Rent:

£49,000 per annum

Further Information

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

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Darran Severn

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Or contact our joint agent Geo Hallam on 01159 580 301



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16/08/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.