

Unit 1 St Andrew's Court | Manners Industrial Estate | Ilkeston | DE7 8EF

Modern industrial/warehouse unit on popular industrial estate within 10 minutes of M1 Motorway

755m²
(8,124ft²)

- 6.5m eaves height warehouse accommodation
- Office space with staff welfare facilities
- Large yard and car parking area
- Excellent access to Junction 26 of the M1 motorway
- Available on new lease terms from May 2024
- Rent £50,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Positioned on Ilkeston's most established estate, Manners Industrial Estate the property benefits from being accessible to the A610 to the north leading to Junction 26 of the M1 Motorway within a ten minute drive.

To the south, the property has access to the A52 connecting to Nottingham and Derby City Centre, 9 miles east and 11 miles west respectively.

Property

The property offers a modern warehouse built of steel portal frame construction with the benefit of 6.5 m eaves height and a front level loading roller shutter door. Internally the property benefits from open span warehouse accommodation with a mezzanine, office space and staff welfare facilities.

The total specification includes:

- 6.5m eaves height
- Level loading roller shutter door access
- 3-phase power
- Mezzanine
- Front office / meeting space
- Kitchen & break out space
- WC facilities
- Excellent front yard and car parking area





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Accommodation

The property provides the following approximate gross internal floor area:

Unit 1, St Andrews Court	M ²	Ft ²
Warehouse	567	6,101
Office	72	776
Mezzanine	116	1,247
Total	755	8,124

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

Business Rates

We note from the VOA website that the property currently has an entry as follows:

Rateable Value: £32,250

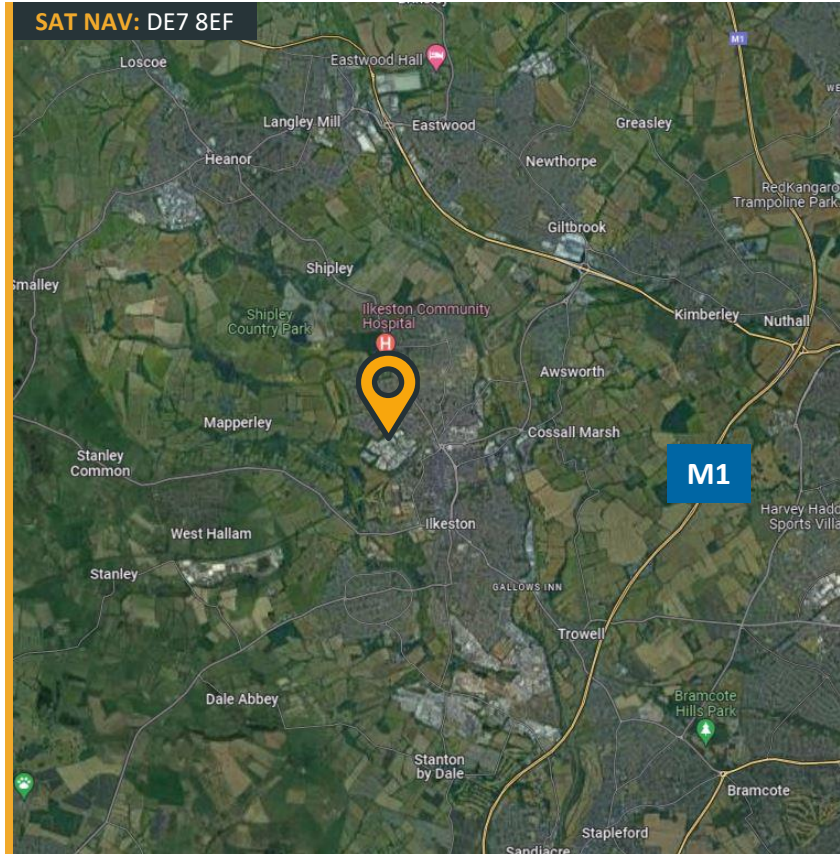
The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.

Planning

The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Amber Valley Borough Council.

Energy Performance Certificate

The property has an Energy Performance rating of C(63).



Rent

The property is available to let on new lease terms from May 2024 at a rent of:-

£50,000 per annum exclusive

VAT

VAT will be payable upon the rent at the applicable rate.

Service Charge

The current premium for the service charge is to be confirmed.

Further Information

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

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24/10/2023

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