

Units 1B and 2 Cossall Industrial Estate | Ilkeston | Derbyshire | DE7 5UA

Good quality industrial/warehouse unit – undergoing refurbishment

1,802m²
(19,395ft²)

- Clear span warehouse accommodation
- Two roller shutter loading doors
- 3 phase power and LED lighting
- Easy access to M1 Motorway J26 via the A610
- Immediately available to rent on new lease terms
- Rent £102,800 per annum



TO LET



Location



Gallery



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Location



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Location

Ilkeston is a popular industrial location and benefits from good connections to the neighbouring cities of Derby 10 miles to the south west and Nottingham, 8 miles to the east.

Cossall Industrial Estate provides good access to main roads with Junction 26 of the M1 motorway being within 4 miles accessed via the A610.

The Property

This good quality industrial/warehouse unit, offers clear span storage accommodation. The property is split into two units which have been most recently occupied by one user. In detail, the specification includes:-

Warehouse

- LED lighting
- Roof lights
- 3-phase power
- Minimum eaves 4.6 metres rising to 7.5 metres
- Kitchen and W/C facilities

Externally

- Delivery access
- Secure shared yard

The unit is currently undergoing a basic refurbishment.





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Accommodation

The property provides the following approximate gross internal floor area:

	M ²	FT ²
Unit 1B (front)	630	6,780
Unit 2	1,172	12,615
Total	1,802	19,395

(These figures are given for guidance purposes only and prospective tenants are advised to make their own enquiries).

Business Rates

We note from the VOA website that the premises hold the following rateable value:

£64,000

The current UBR is 54.6p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Service Charge

A service charge is payable for the common areas and facilities on the estate.

Planning

The building has planning for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Erewash Borough Council.

Energy Performance Certificate

The property has an EPC rating of to be confirmed.





Location



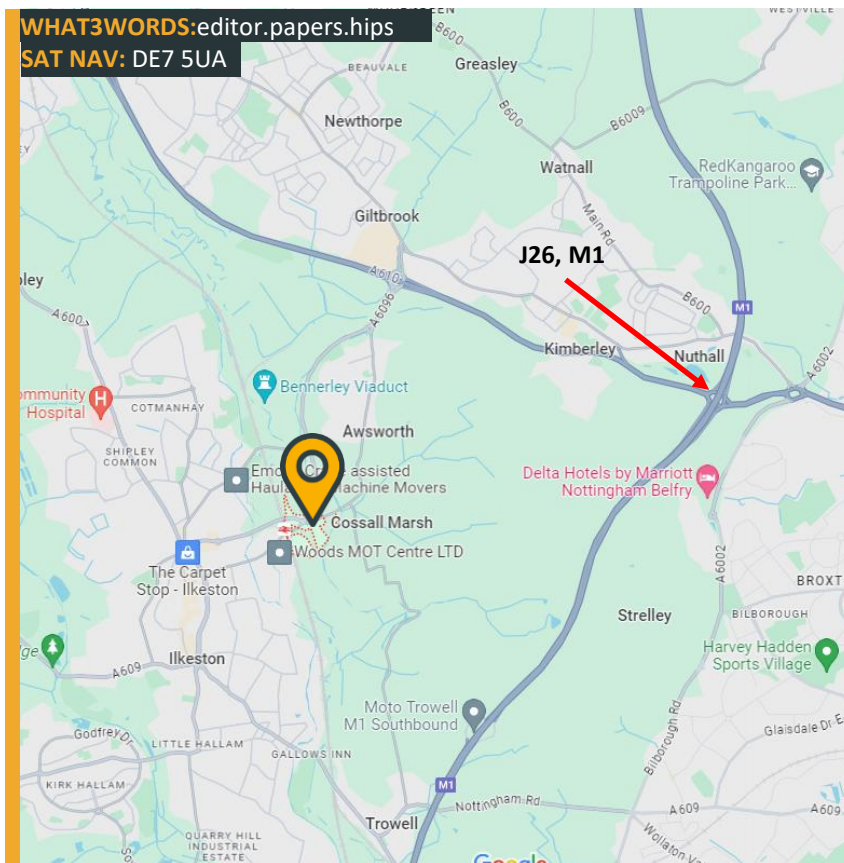
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Rent

The property is available on new lease terms at a rent of:

£102,800 per annum

VAT

VAT is applicable at the prevailing rate.

Legal Costs

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

Further Information

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

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