

Good quality industrial/warehouse unit – undergoing refurbishment

630m²
(6,780ft²)

- Clear span warehouse accommodation
- Full height roller shutter loading door
- 3 phase power and LED lighting
- Easy access to M1 Motorway J26 via the A610
- Immediately available to rent on new lease terms
- Rent £37,290 per annum



TO LET



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 is a good quality industrial/warehouse unit offering clear span storage accommodation. The property can be combined with Unit 2 offering an extra 12,615ft² to bring the total to 19,395ft². In detail, the specification includes:-

Warehouse

- LED lighting
- Roof lights
- 3-phase power
- Minimum eaves 4.6 metres rising to 7.5 metres

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

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

Business Rates

We note that the property's business rates are currently unavailable for this property but please contact the agent who will be able to get a guide of the rateable value..

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 is currently undergoing a refurbishment and once completed a new EPC rating will be assessed.



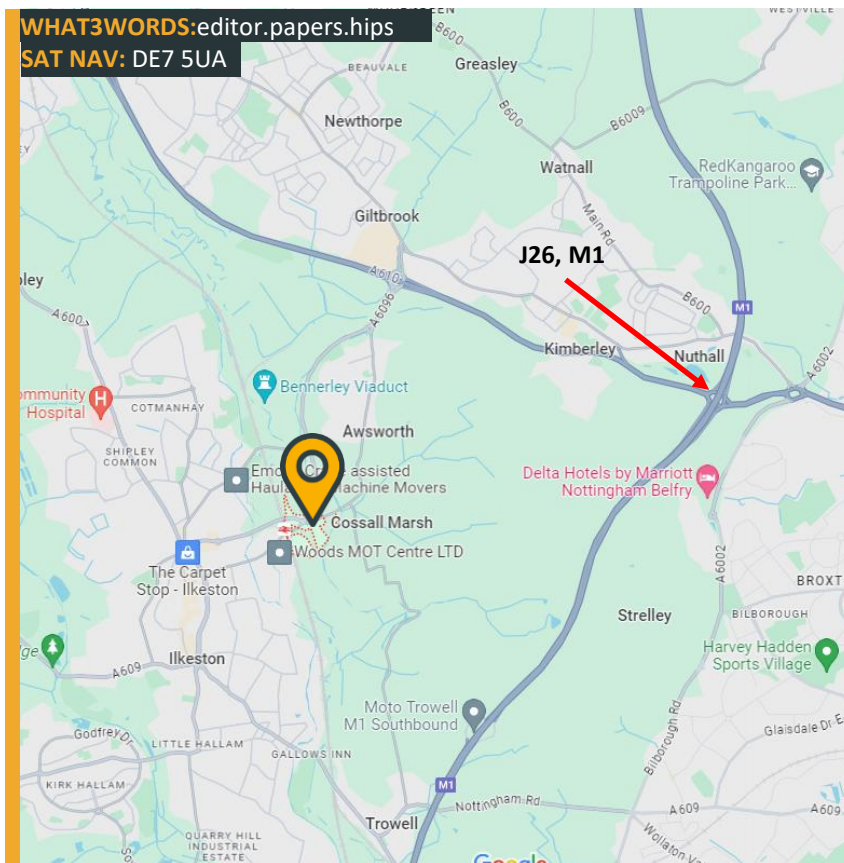
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WHAT3WORDS:editor.papers.hips**SAT NAV:** DE7 5UA

Rent

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

£37,290 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.