

## Good quality industrial/warehouse unit situated within a well established industrial estate

1,172m<sup>2</sup>  
(12,615ft<sup>2</sup>)

- Clear span warehouse accommodation
- Roller shutter loading door
- 3 phase power and LED lighting
- Easy access to M1 Motorway J26 via the A610
- Immediately available on new lease terms
- Rent £67,000 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 is a good quality industrial/warehouse unit offering clear span storage accommodation. The property can also be combined with Unit 1B offering an extra 6,780ft<sup>2</sup> to bring the total to 19,395ft<sup>2</sup>. In detail the specification includes:-

### Warehouse

- LED lighting
- Roof lights
- Three phase power
- Electric roller shutter loading door
- Minimum eaves 4.6 metres rising to 7.5 metres

### Externally

- Delivery access
- Shared yard





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## Accommodation

The property provides the following approximate gross internal floor area:

	M <sup>2</sup>	FT <sup>2</sup>
Unit 2	1,172	12,615

(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. The current premium for the year is to be confirmed.

## 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.





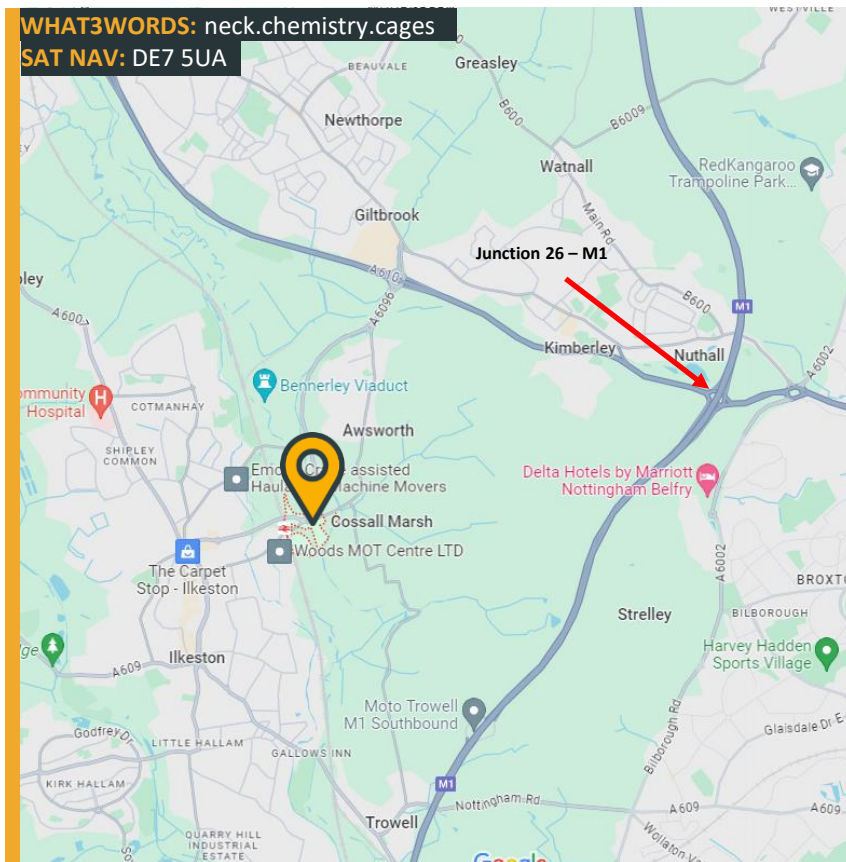
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**WHAT3WORDS:** neck.chemistry.cages**SAT NAV:** DE7 5UA

## Rent

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

**£67,000 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.