

# Press Release 2025



## GOOD QUALITY WAREHOUSE UNIT TO LET IN ILKESTON

On behalf of private clients, FHP Property Consultants are pleased to bring to the market Units 1b and 2 Cossall Industrial Estate, Ilkeston, Derbyshire, DE7 5UA.

Cossall Industrial Estate is situated in Ilkeston, 10 miles north east of Derby and 8 miles west of Nottingham. The established industrial location provides good access to main roads with Junction 26 of the M1 motorway being within 4 miles accessed via the A610.

The property comprises good quality industrial/warehouse accommodation with clear span warehousing space. The unit extends to approximately 19,395ft<sup>2</sup> and is currently undergoing a comprehensive refurbishment. The specification includes; LED lighting, 3 phase power, roof lights, 2 x roller shutter loading doors and minimum eaves of 4.6 metres rising to 7.5 metres. The premises also benefit from kitchen and W/C facilities.

Darran Severn of FHP Property Consultants comments: -

*"I am pleased to bring this unit to market and look forward to speaking with potential occupiers. The unit is currently undergoing a refurbishment programme which should be complete in the next 10 – 12 weeks. We are offering the property on new lease terms for a period to be agreed at a rent of £5.30 per sq ft which is very competitive."*

For further information or to arrange a viewing, please contact Darran Severn on 07917 460 031 / [darran@fhp.co.uk](mailto:darran@fhp.co.uk) or Harry Gamble on 07398 443 828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS

Darran Severn  
May 2025

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