

Prominent Headquarters office building

232m² - 1,683m²
(2,500ft² - 18,116ft²)

- Detached Headquarters office building
- 79 car parking spaces
- A mix of open plan and cellular air conditioned office space
- Ability to be split on a floor by floor basis with suites from 2,500ft²



TO LET



Location



Gallery



Contact

Location

The subject property is situated on the corner of Manners Avenue and Mercian Close at the entrance to Manners Industrial Estate, which is a well-established commercial location in Ilkeston.

Manners Industrial Estate has good transport links with J26 of the M1 motorway being approximately 5 miles to the east and accessed via the A610.

The location is conveniently situated 8 miles from Nottingham and 6 miles from Derby. Immediate nearby occupiers include Giltbrook Cleaners, FMG repair Services, Royal Mail and Eurocell.



Floor Areas

The approximate Net Internal Areas areas as follows:

Description	M ²	Ft ²
Ground Floor	841.5	9,058
First Floor	841.5	9,058
Total	1,683.0	18,116

Externally the property has 79 car parking spaces which are accessed via security barriers.

Suites are available from 2,500ft².

(This information is given for guidance purposes only)





Description

The property comprises a substantial two storey detached office building with associated large car parking.

Internally, the property benefits from the following specification:

- Glazed entrance lobby with reception
- Passenger lift
- Suspended ceiling with mainly LED lighting
- Full accessed raised floors
- Carpeting
- Mix of both open plan/cellular accommodation
- Meeting rooms
- Male and female WC facilities
- Disabled WC facilities
- Kitchen and break-out areas

There is the ability to be split on a floor by floor basis with suites from 2,500ft².

The property could be returned to open plan floorplates with the existing partitions being largely non-structural.

Rent

The property is available on a new lease for a term of years to be agreed from September 2025 at a rent of:

£5 per sq ft

Planning

The property has planning for E: (Commercial Business & Service) Offices.

The building could be suitable for alternative uses such as:

- Non-residential Creche, Day Centre or Nursery
- Research and Development
- Indoor Sport and Recreation such as a Gym
- State Funded School
- Retail

Subject to obtaining planning the property could also be used for:

- Public Worship or Religious Instruction

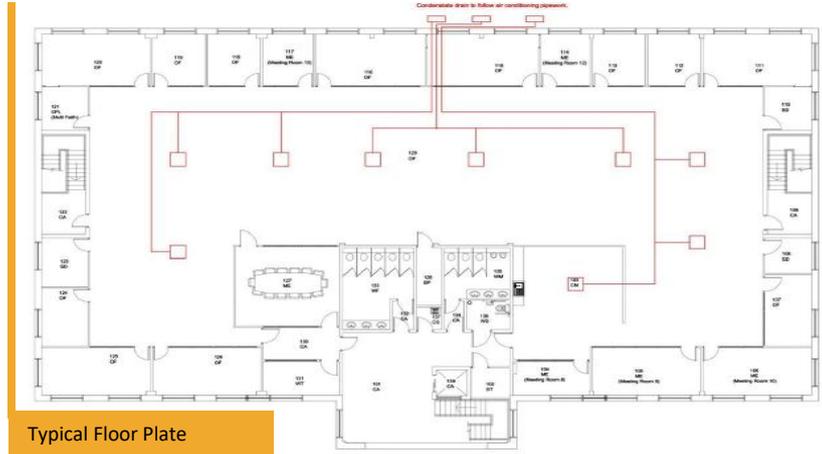
Business Rates

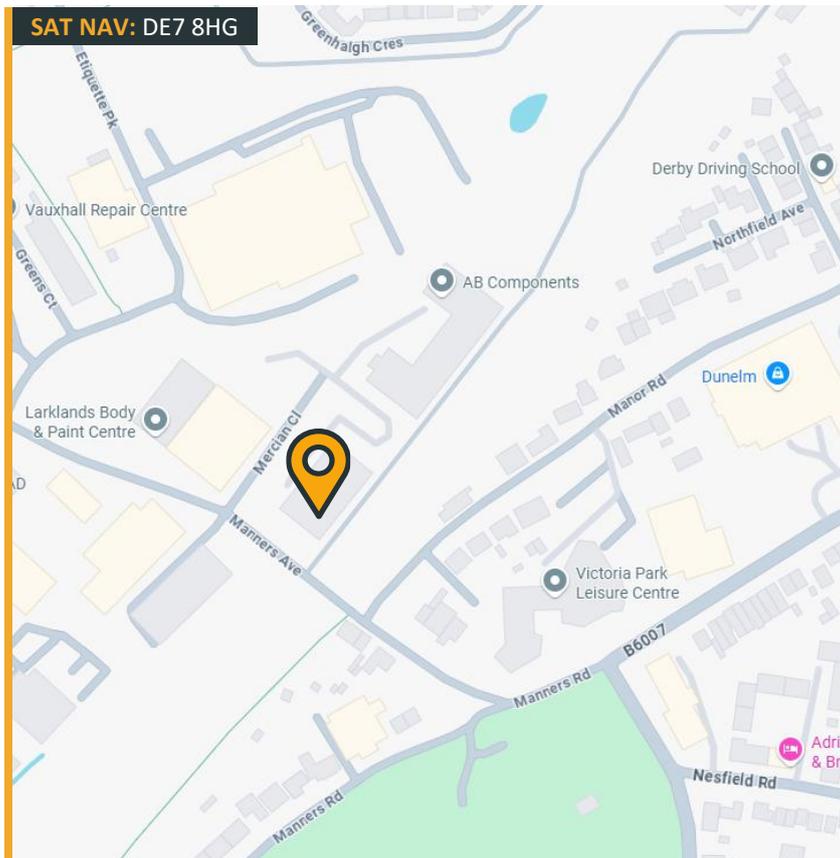
From enquiries of the Valuation Office website we understand the following:

Ratable Value from April 2023: £103,000

The current UBR is 54.6p which would make a rates payable figure of **£56,238**.

(This information is given for guidance purposes only and prospective tenants should make their own enquiries with the Local Authority)





VAT

The VAT status is to be confirmed.

EPC

The property has an EPC Rating of D-100.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents.

Further Information

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

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