

Units 1 and 2 St Andrew's Court | Manners Industrial Estate | Ilkeston | DE7 8EF

Rare industrial/warehouse unit for sale on Manners Industrial Estate in Ilkeston

1,099m²
(11,471ft²)

- Prominent corner position on Manners Industrial Estate
- Large yard and car parking area
- 0.57 acre site
- Excellent access to Junction 26 of the M1 motorway
- Part vacant possession/ part investment opportunity
- Unit 1 with vacant possession
- Unit 2 is let at a rent of £30,000 per annum
- Price - £1,080,000



FOR SALE



Location



Gallery



Contact



Location

Positioned on Ilkeston's most established estate, Manners Industrial Estate the property benefits from being accessible to the A610 to the north leading to Junction 26 of the M1 Motorway within a ten minute drive.

To the south, the property has access to the A52 connecting to Nottingham and Derby City Centre, 9 miles east and 11 miles west respectively.

Property

The property offers a modern warehouse built of steel portal frame construction currently split into two units, with the benefit of 6.5 m eaves height throughout and a front level loading roller shutter door in both units. Internally unit 1 benefits from open span warehouse accommodation with office space and staff welfare facilities. Unit 2 benefits from open plan warehouse accommodation.

The total specification includes:

- Excellent front yard and car parking area
- 2x Roller shutter loading doors
- Concrete flooring
- 6.5m eaves height
- Staff welfare facilities
- W/C facilities
- 0.57 acre site with a site coverage of 48%

Income

Unit 1 is currently vacant. Unit 2 is let to Adams Engineering (Ilkeston) Limited until October 2029 at a rent of £30,000 per annum on a fully repairing and insuring lease. A copy of the lease is available upon request.





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Accommodation

The property provides the following approximate gross internal floor area:

Unit 1 & 2, St Andrews Court	M ²	Ft ²
Unit 1	639	6,877
Unit 2	460	4,594
Total	1,099	11,471

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

Business Rates

We note from the VOA website that the property currently has an entry as follows:

Rateable Value: £32,250

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.



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Planning

The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Amber Valley Borough Council.

Energy Performance Certificate

Unit 1 has an Energy Performance rating of C(63). Unit 2 has an Energy Performance rating of C(57).

Legal Fees

Each party is to be responsible for their own professional and legal fees.

Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser.

As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.



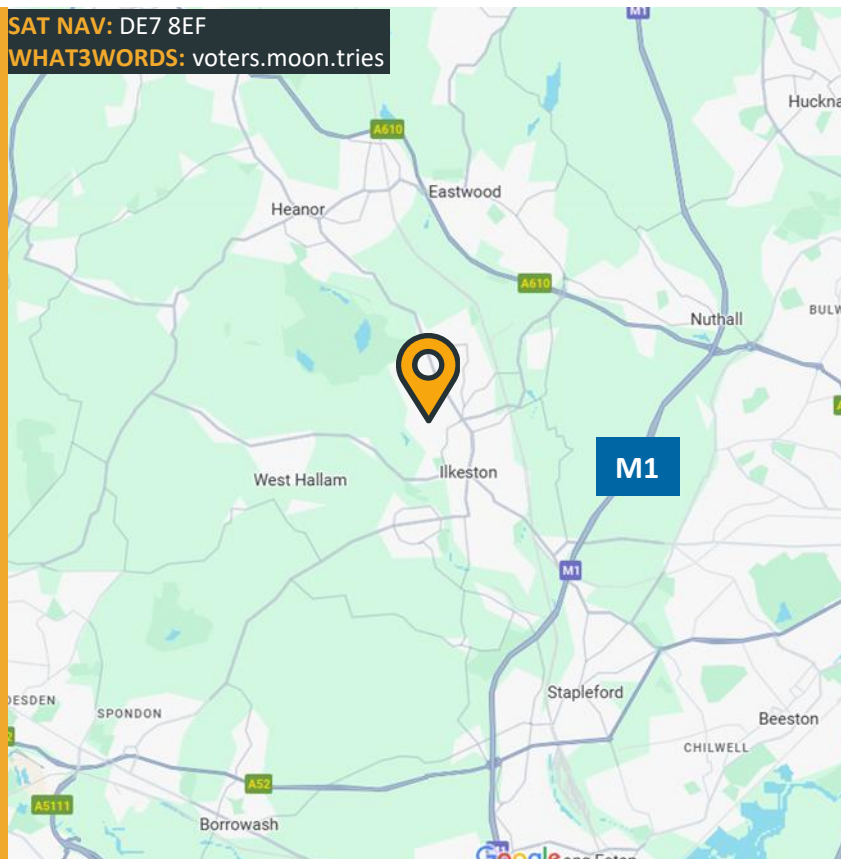
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Price

The property is available on a freehold basis for a price of:-

£1,080,000

VAT

VAT will be payable upon the rent at the applicable rate.

Further Information

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

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28/04/2024

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