

Units 3 and 4 Cossall Industrial Estate | Ilkeston | Derbyshire | DE7 5UA

Good quality industrial/warehouse unit with large yard - currently undergoing a comprehensive refurbishment

2,561m²
(27,565ft²)

- Clear span warehouse accommodation with 4.75 metre eaves rising to 7.00 metre eaves
- Currently undergoing comprehensive refurbishment expecting to complete in Q2 of 2026
- Two roller shutter loading doors
- 3 phase power and LED warehouse lighting
- Two storey office accommodation and welfare block
- Easy access to M1 Motorway J26 via the A610
- Rent £136,500 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Ilkeston is a popular industrial location and benefits from good connections to the neighbouring cities of Derby 10 miles to the southwest 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

The property offers good quality industrial/warehouse space. The property is split across two adjoining units. To the front, there is a large gated yard and two roller shutter doors. The premises also benefits from two storey office accommodation, and the full building is benefiting from a comprehensive refurbishment. In detail, the specification includes:-

Warehouse

- LED warehouse lighting
- Roof lights
- 3-phase power
- Two roller shutter loading doors
- Minimum eaves 4.75 metres rising to 7.00 metres
- Kitchen and WC facilities

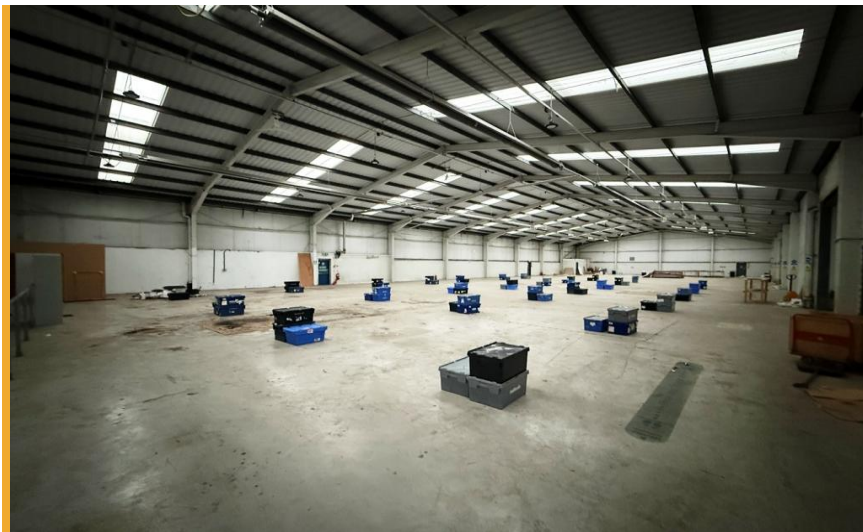
Office

- Suspended ceiling with LED lighting
- Perimeter trunking
- New carpeting

Externally

- Delivery access
- Gated self-contained yard

The unit is currently undergoing a comprehensive refurbishment and will be ready in Q2 of 2026.





Location



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Accommodation

The property provides the following approximate gross internal floor area:

Area	m ²	ft ²
Unit 3	1,167	12,561
Unit 4	1,167	12,561
Office	227	2,443
Total	2,561	27,565

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

Business Rates

We note from the VOA website that the premises hold the following rateable value:-

From 1st April 2026

£105,000

The current UBR is 55.5p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Service Charge

A service charge is payable for the common areas and facilities on the estate. Please contact the agents for further details.

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

This is to be assessed after the refurbishment works have taken place.





Location



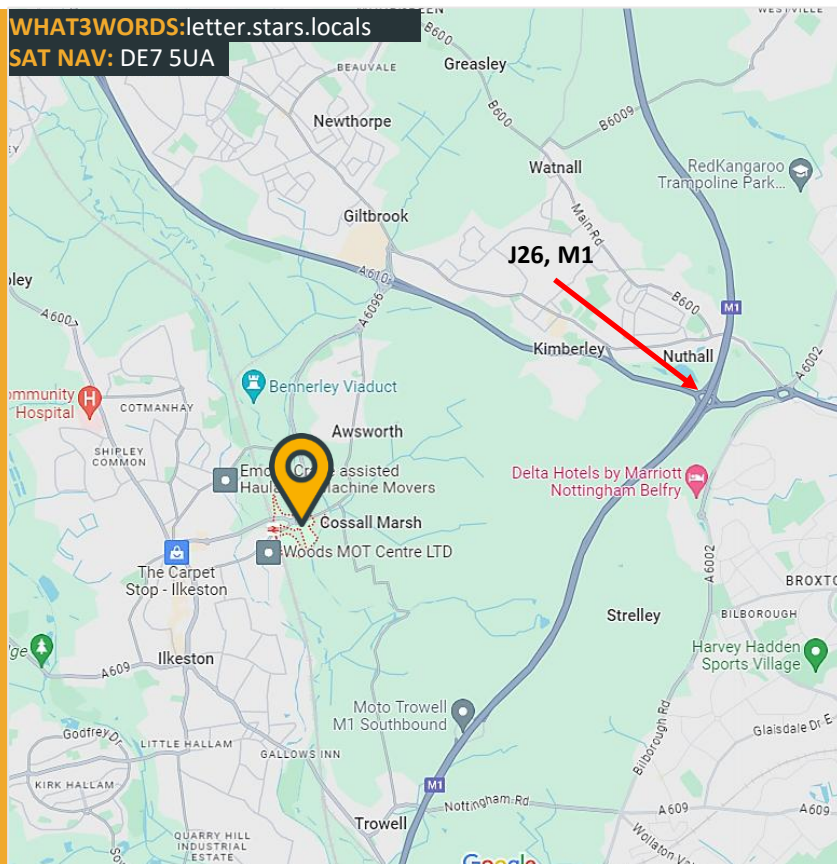
Gallery



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WHAT3WORDS: letter.stars.locals

SAT NAV: DE7 5UA



Rent

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

£136,500 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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15/01/2026

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