

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

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

2,560m²
(27,565ft²)

- Clear span warehouse accommodation
- Split across two units with an entrance way in the middle
- 3 phase power and LED lighting
- Two storey office accommodation
- Easy access to M1 Motorway J26 via the A610
- Immediately available to rent on new lease terms
- 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 units with an entrance way in the middle allowing for clear span storage accommodation across both sides. To the front, there is a large gated yard and one roller shutter door. 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

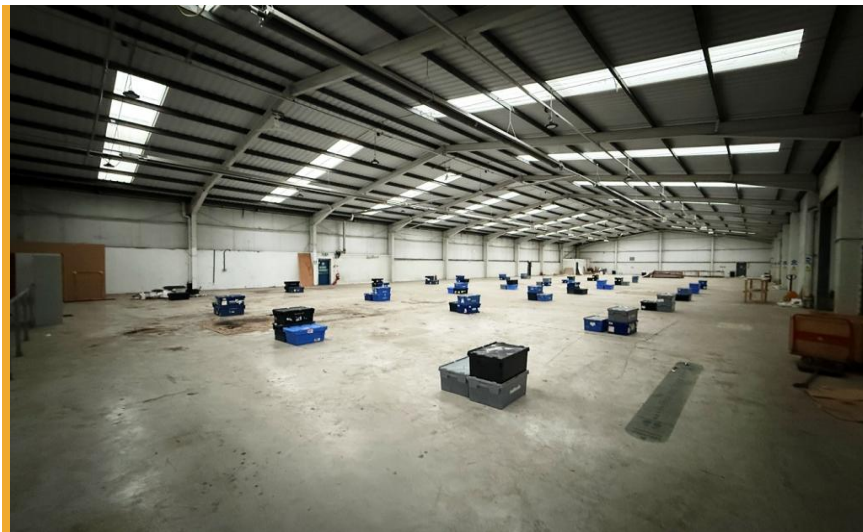
- LED lighting
- Roof lights
- 3-phase power
- Minimum eaves 4.75 metres rising to 7 metres
- Kitchen and WC facilities

Office

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

Externally

- Delivery access
- Gated self-contained yard
- Large secure yard



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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	2,560	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:-

1st April 2023 to present	£87,500
From 1st April 2026	£105,000

The current UBR is 54.6p, 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.

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 has an EPC rating of to be confirmed.



Location



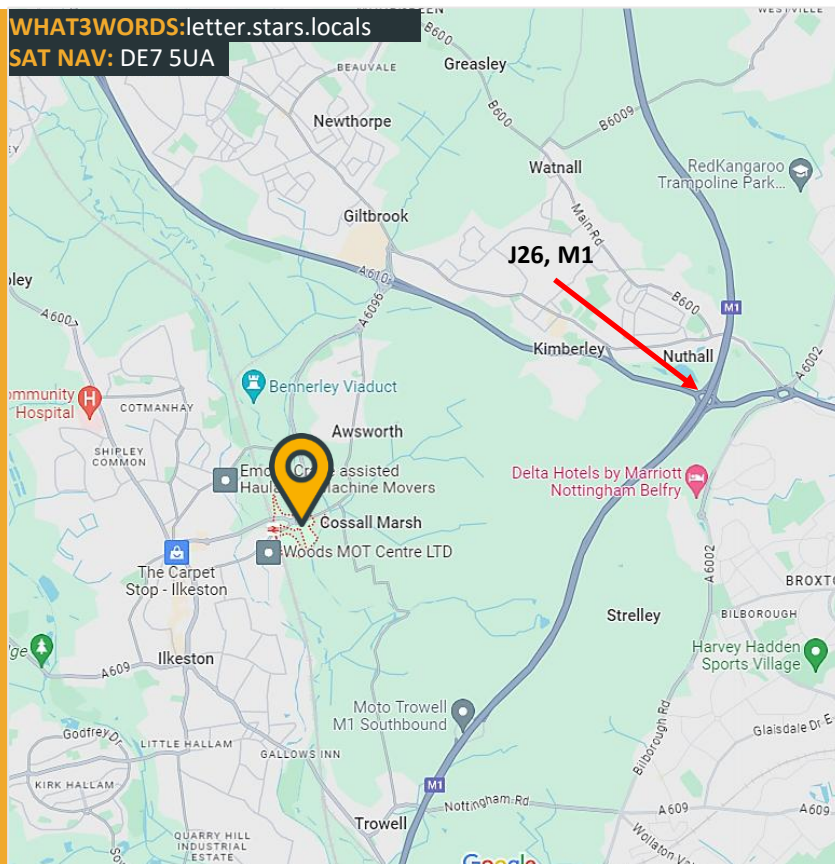
Gallery



Contact

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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22/12/2025

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