

## Newly built high quality industrial/warehouse unit with excellent access to the M1 Motorway

778m<sup>2</sup>  
(8,478ft<sup>2</sup>)

- In close proximity to Junction 26 of the M1 motorway
- Excellent location just off the A6096 leading to the A610
- Dedicated forecourt and car parking
- Lighting and three roller shutter doors installed
- Available for immediate occupation



**TO LET**



Location



Gallery



Contact





Location



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## Location

Viaduct Enterprise Park is accessed from the A6096 and is approximately 1 mile from the A610 and a further 2 miles from Junction 26 of the M1 motorway. The A6096 is a busy road coming from the A610 into Ilkeston which is a popular industrial town with multiple industrial estates.

## Accommodation

From measurements taken on site, we believe the approximate gross internal area (GIA) extends to 778m<sup>2</sup> (8,478ft<sup>2</sup>).

## EPC

The EPC rating of the unit is A(2).





## The Property

Viaduct Enterprise Park consists of 5 new build units completed in April 2026. The units comprise a steel portal frame construction with clad elevations with inset feature curtain walled personnel access panels. Access from the generous external car parking and loading is via the level access service doors. The unit has the following specification:-

- 6 metres minimum internal clearance to eaves
- LED lighting within the production/warehouse space
- 69KVA electricity supply
- Level access sectional insulated loading door
- Telecoms/data – an incoming BT duct is provided to each unit
- Heavy duty tarmac to loading areas
- dedicated car parking spaces

## Business Rates

The premises are yet to be assessed for rates – guide figures of the estimated Rateable Values can be provided – these are for guidance purposes only and will be subject to formal verification once the VOA have assessed the properties for rates.



Location



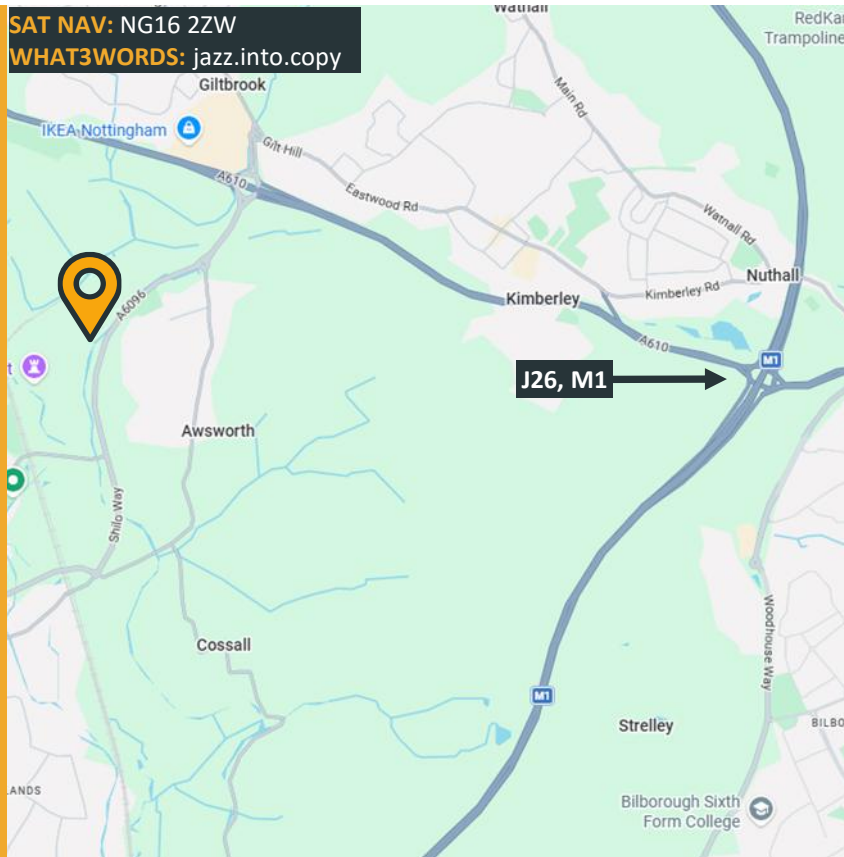
Gallery



Contact

**SAT NAV:** NG16 2ZW

**WHAT3WORDS:** jazz.into.copy



## Lease Terms and Rent

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

**£84,780 per annum**

**(Eighty-four thousand, seven hundred and eighty pounds)**

## VAT

VAT will be payable in addition to rent and all payments due to the landlord.

## Further Information

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

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