

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

70m² - 196m²
(751ft² – 2,108ft²)

- 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
- LED lighting and roller shutter doors
- Available for immediate occupation



TO LET



Location



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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.

Lease Terms

The property is available on new lease terms at the following quoting rents:

Unit	M ²	Ft ²	Rent
2a	70	751	£9,763
2b	98	1,053	Under offer
2c	140	1,501	Under offer
2d	196	2,180	LET





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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:-

- 5 metres minimum internal clearance to eaves
- LED lighting within the production/warehouse space
- 3-phase power
- 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

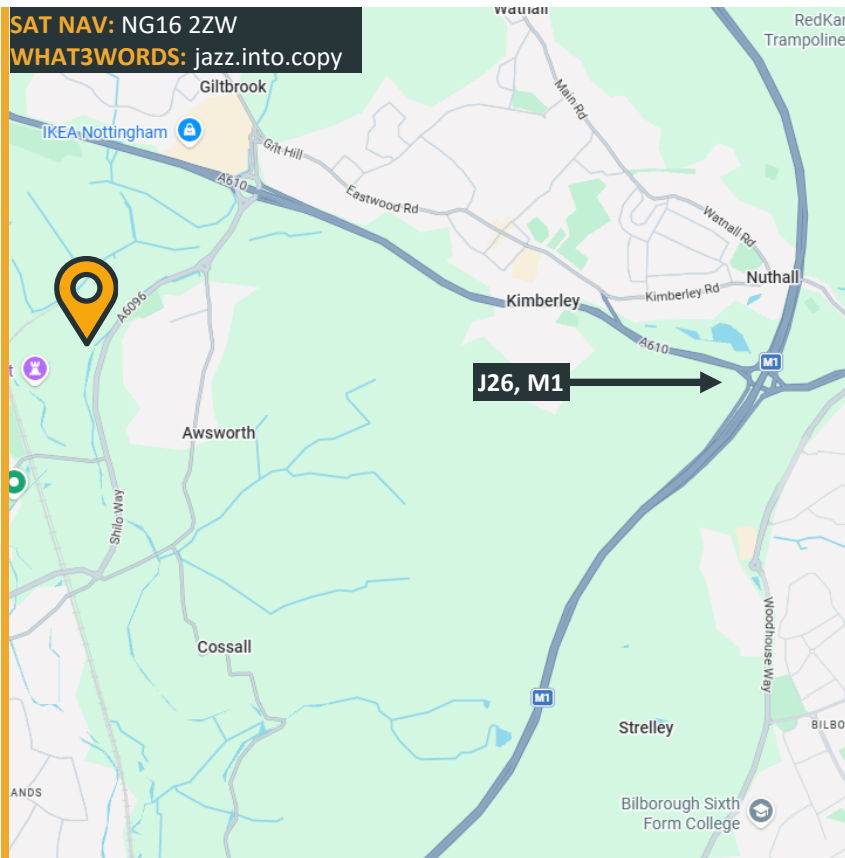


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SAT NAV: NG16 2ZW
WHAT3WORDS: jazz.into.copy



VAT

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

EPC

Unit	EPC rating
2a	48(b)
2b	16(a)
2c	9(a)
2d	10(a)

Further Information

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

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