

Block A West Hallam Industrial Estate

Available to Let

Two brand new industrial units
12,000 - 24,000 sq ft (1,115 - 2,230 sq m)

West Hallam



Two brand new industrial/warehouse units, powered by solar energy, on an established industrial estate close to J25 and J26 of M1 motorway

Description

West Hallam Industrial Estate covers 118 acres and includes 113 buildings, totalling 1,280,000 sq ft. The estate is fully secure with CCTV and full perimeter fencing and benefits from 24/7 security, incorporating a gatehouse at the site entrance.

Block A comprises a block of two open plan storage warehouses, each with 2 x roller shutter doors to the front elevation and WCs. Externally, each property benefits from parking and loading.

The units benefit from electricity generated by West Hallam's new solar farm.



Roller shutter doors



Excellent road links to M1



Solar electricity



LED lighting



Full perimeter fencing



Substantial on-site vehicle parking and loading

Siteplan



Location

Located in south Derbyshire, approximately 7 miles north east of Derby and 10 miles west of Nottingham, West Hallam Industrial Estate is located on Cat & Fiddle Lane close to its junction with Station Road.

The industrial estate benefits from good road links, with Junction 25 of the M1 motorway located approximately 6 miles south east via the A52, and Junction 26 of the M1 motorway located approximately 9 miles north east via the A610.

The available units have been measured in accordance with the RICS Code of Measuring Practice and provide the following areas:-

Accommodation

Block A	sq ft	sq m
Unit 3	12,000	1,115
Unit 4	12,000	1,115
Total	24,000	2,230

West Hallam

West Hallam Industrial Estate, West Hallam, Ilkeston, DE7 6HE

Terms

The premises are available on a new lease for a minimum term of 5 years at an annual rent of £72,000 per unit.

Legal Costs

Each party will be responsible for their own legal costs involved in the transaction.

Business Rates

The subject premises will need to be assessed for business rates upon completion, a guide is available from the agent upon request.

Viewing / Further Information

Mileway

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Service Charge

A service charge is payable in respect of the maintenance and upkeep of the communal areas of the estate. A guide is available from the agent upon request.

Buildings Insurance

A contribution towards buildings insurance is payable by the tenant. A guide is available from the agent upon request.

EPC

An Energy Performance Certificate will be prepared upon completion of the proposed development.

VAT

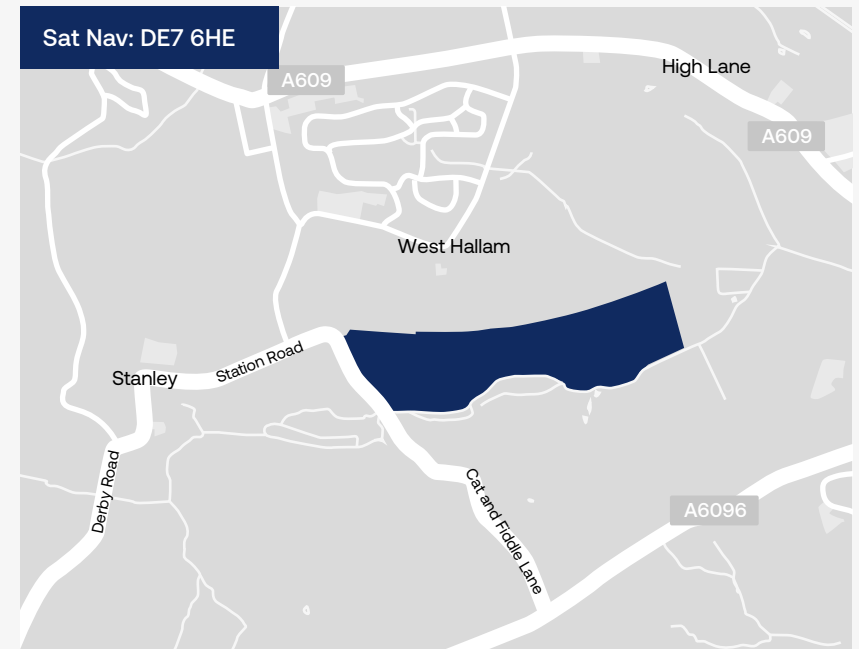
All figures are quoted exclusive of VAT if applicable.



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