

TO LET

EA11

WEST HALLAM INDUSTRIAL ESTATE

ILKESTON

DERBYSHIRE



STORAGE LAND

1.67 ACRES (0.67 HECTARES)

HARD STANDING STORGAE LAND

LOCATED WITHIN A SECURELY GATED POPULAR INDUSTRIAL ESTATE

24/7 SECURITY ON SITE AS WELL AS CCTV

CLOSE TO J25 AND J26 OF M1 MOTORWAY

SUITABLE FOR A VARIETY OF USES

AVAILABLE FOR OCCUPATION IMMEDIATELY

QUOTING RENT - £80,248 PER ANNUM

SAT NAV: DE7 6HE

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

LOCATION

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

The location 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.

DESCRIPTION

West Hallam Industrial Estate is fully secure, with CCTV and full perimeter fencing, and benefits from 24/7 security incorporating a gatehouse at the entrance of the site off Cat & Fiddle Lane.

ACCOMMODATION

EA11 comprises fenced hardstanding extending to 1.67 acres. The land is immediately available and suitable for a variety of uses.

TENURE

The site is available to rent on new lease terms for a minimum term of 3 years with an annual mutual break clause.

The Lease is to be drafted outside of the Landlord & Tenant Act 1954.

QUOTING RENT

£80,248 per annum

BUSINESS RATES

Business rates will be payable to the Local Authority upon request.

PLANNING

It is believed that Planning Permission is available for Classes E (Business) and B8 (Storage and Distribution) Uses.

Interested parties are advised to make their own enquiries of Erewash Borough Council in respect of their proposed uses.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common areas of West Hallam Industrial Estate.

Further information is available from the Agent upon request.

TIMING

The site is available for occupation immediately.

SERVICES

We are advised that there are currently no utilities connected to the site.

VAT

All figures are quoted exclusive of VAT if applicable.

LEGAL COSTS

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

VIEWING

By appointment with the joint sole agents:

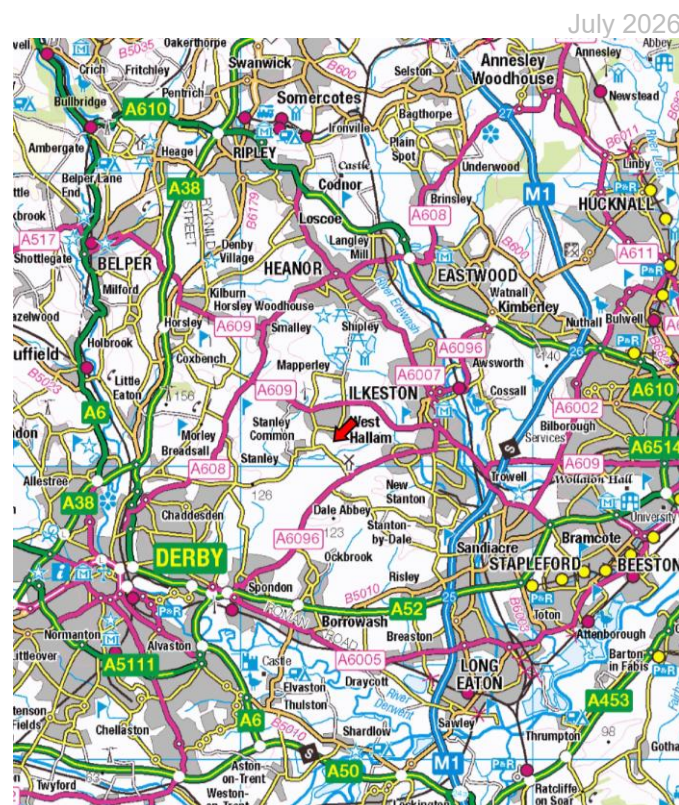
Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Mobile: 07702 516 860

Or:

FHP Property Consultants

Contact: Corbin Archer
Email: corbin.archer@fhp.co.uk
Mobile: 07929 716 330



**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Chartered Surveyors
Unit 2, Bowden Drive
Padge Road, Beeston
Nottingham, NG9 2JY

Tel : 0115 958 0301
Fax : 0115 950 3108

Property Particulars

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