

**TO LET**

**EA1A  
WEST HALLAM INDUSTRIAL ESTATE  
ILKESTON  
DERBYSHIRE**



**FENCED HARDSTANDING  
1.5 ACRES (0.61 HECTARES)**

**HARDSTANDING WITH PALISADE FENCING AND GATED ACCESS  
LOCATED WITHIN A SECURELY GATED POPULAR INDUSTRIAL ESTATE  
24/7 SECURITY ON SITE  
SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)  
CLOSE TO J25 AND J26 OF M1 MOTORWAY  
AVAILABLE FOR OCCUPATION AUGUST 2025  
QUOTING RENT - £49,000 PER ANNUM**

**SAT NAV: DE7 6HE**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://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

The site extends to circa 1.5 acres and comprises of fenced hardstanding surfaced land which is available immediately and suitable for a variety of uses (subject to planning).

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.

The site is available for occupation in August 2025.

## ACCOMMODATION

It is understood that Plot EA1A has a site area in the region of 1.5 acres (0.61 hectares).

## 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

£49,000 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.davis@geohallam.co.uk  
**Mobile:** 07702 516 860

Or:

### FHP Property Consultants

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

JUNE 2025

Geo  
Hallam &  
Sons

0115 958 0301  
www.geohallam.co.uk

### Chartered Surveyors

24 Regent Street  
Nottingham  
NG1 5BQ

Tel : 0115 958 0301  
Fax : 0115 950 3108

## Property Particulars

**MISREPRESENTATION ACT:** Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.