

# ROMNEY BUILDINGS

**WEST HALLAM INDUSTRIAL ESTATE  
CAT & FIDDLE LANE  
WEST HALLAM  
ILKESTON**



**LOW COST STORAGE / WAREHOUSE BUILDINGS  
6,851 SQ FT (636.5 SQ M)**

**VARIOUS UNITS AVAILABLE  
CLEAR SPAN ACCOMMODATION  
24-HOUR MANNED SECURITY  
3.6M HIGH ROLLER SHUTTER DOOR  
GOOD CONNECTIVITY TO J25 AND J26 OF THE M1 MOTORWAY  
FLEXIBLE TERMS OFFERED  
QUICK OCCUPATION – AVAILABLE IMMEDIATELY**

**SAT NAV: DE7 6HE**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301  
www.geohallam.co.uk**

## LOCATION

West Hallam Industrial Estate 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.

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 covers 118 acres and includes 106 buildings totalling 128 million sq ft. The 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 general specification includes concrete floor with strip lighting and a roller shutter door to the front elevation. And are suitable for storage with welfare blocks located throughout the site.

There is a heavy goods vehicle hours restriction with no movement between 10.00pm and 4.00am any day, with movements only allowed between 12.00 noon and 2.00pm on Sundays.

Units are to be taken as seen, subject to a Schedule of Condition if required.

## ACCOMMODATION

The units have the following approximate Gross Internal Areas:

Description	sq m	sq ft
Unit 29	636.5	6,851
Unit 31	636.5	6,851
Unit 37	636.5	6,851
Unit 40	636.5	6,851
Unit 41	636.5	6,851
Unit 42	636.5	6,851
Unit 94	636.5	6,851

## TENURE

The units are available by way of a new lease for a minimum term of 12 months.

## QUOTING RENT

£20,000 per annum exclusive

## SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common areas of the site. Further information 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.

## BUSINESS RATES

Please contact the Marketing Agents or further information.

## PLANNING

Interested parties are advised to make their own enquiries of the Local Authority, however it is understood that the property has Planning Permission for use within Class E (Business), B2 (General Industrial) or B8 (Storage & Distribution).

## DEPOSIT

A 3 month rental deposit will be payable.

## VAT

All sums are quoted exclusive of VAT, if applicable.

## ENERGY PERFORMANCE CERTIFICATE

Please contact the marketing Agents for copies of the EPC's for the vacant buildings.

## 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](mailto:giles.davis@geohallam.co.uk)

**Direct Tel:** 07702 516 860

Or:

### FHP Property Consultants

**Contact:** Corbin Archer

**Email:** [Corbin.Archer@fhp.co.uk](mailto:Corbin.Archer@fhp.co.uk)

**Direct Tel:** 07929 716 330

March 2026

**Geo  
Hallam &  
Sons**

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

**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.

