

UNIT 115

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



**OPEN PLAN WAREHOUSE ACCOMODATION
8,000 SQ FT (743.2 SQ M)**

**24-HOUR MANNED SECURITY
5.35M HIGH ROLLER SHUTTER DOOR
GOOD CONNECTIVITY TO J25 AND J26 OF THE M1 MOTORWAY
MIN 6.2M TO EAVES**

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

The property comprises an open plan warehouse of steel portal frame construction with yard / loading area to the front.

The general specification includes concrete floor, hung led lighting and an electrically operated roller shutter door to the front elevation. The minimum eaves height is 6.2m.

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.

Some example photography is provided overleaf.

ACCOMMODATION

The units have the following approximate Gross Internal Area:

Description	sq m	sq ft
Unit 115	743.2	8,000

TENURE

The units are available by way of a new lease for a term of years to be agreed.

QUOTING RENT

£48,000 per annum exclusive

BUSINESS RATES

Description: Warehouse & Premises

Rateable Value: £21,500

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.

PLANNING

From enquiries made of the Local Authority we understand that the property has Planning Permission for use within Class E(g) (iii) – Industrial Process, 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

An EPC has been requested.

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

Direct Tel: 07702 516 860

Or:

FHP Property Consultants

Contact: Corbin Archer

Email: Corbin.Archer@fhp.co.uk

Direct Tel: 07929 716 330

May 2024

Geo
Hallam &
Sons

0115 958 0301
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Chartered Surveyors

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Nottingham
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Tel : 0115 958 0301
Fax : 0115 950 3108

Property Particulars

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