

# BUSINESS SPACE OPPORTUNITY

Wharncliffe Road, Ilkeston, Derbyshire DE7 5RP



## RENT! TWO STOREY OFFICE ACCOMMODATION IN POPULAR MARKET TOWN LOCATION

£52,000  
PER ANNUM

- Two storey office accommodation totalling a GIA of 761 sq m (8,194 sq ft)
- Mixture of open plan & cellular office space
- Can be let on a floor-by-floor basis (POA)
- Secure parking



### LOCATION:

Ilkeston is a Derbyshire market town situated approximately 10 miles northeast of Derby city centre and 9 miles west of Nottingham city centre. Ilkeston has access to good transport links being just 3 miles south of the A610 providing easy access to J26 of the M1 motorway. Ilkeston train station is just 1.5 miles away.

### DESCRIPTION:

The property provides a mix of good quality open plan and cellular office accommodation over ground and first floor levels, and benefits from the following facilities / specifications:-

#### Ground Floor

- Open plan office plus cellular offices
- Plant / server rooms
- Male, female & disabled WC's

#### First Floor

- Open plan & cellular offices
- Male & female WC's
- Kitchen

The office accommodation also benefits from the following: -

- Gas central heating
- Alarm / fob access
- Mixture of air conditioning & ceiling fans
- Carpeted throughout
- Wall mounted internet connectivity
- LED lighting
- Lift access

Externally, the property has secure car parking (maximum of 15 cars) which is accessed via security fobs with additional bike stores.

### ACCOMMODATION:

DEMISE (GIA)	SQ M	SQ FT
Ground Floor:	383.13	4,124
First Floor:	378.14	4,070
<b>TOTAL</b>	<b>761.27</b>	<b>8,194</b>

The property can be split to provide offices on a floor-by-floor basis if required.

### RENT:

The property is available to rent at a level of:-

**Whole Building – £52,000 Per Annum**  
**Per Floor – Price on Application**

### SERVICE CHARGE:

A service charge is payable for the maintenance and upkeep of communal areas / grounds.

### RATES:

To be assessed.

### PLANNING:

E: (Commercial, Business & Service) Offices

### VAT:

Vat is not applicable.

### EPC:

D-97

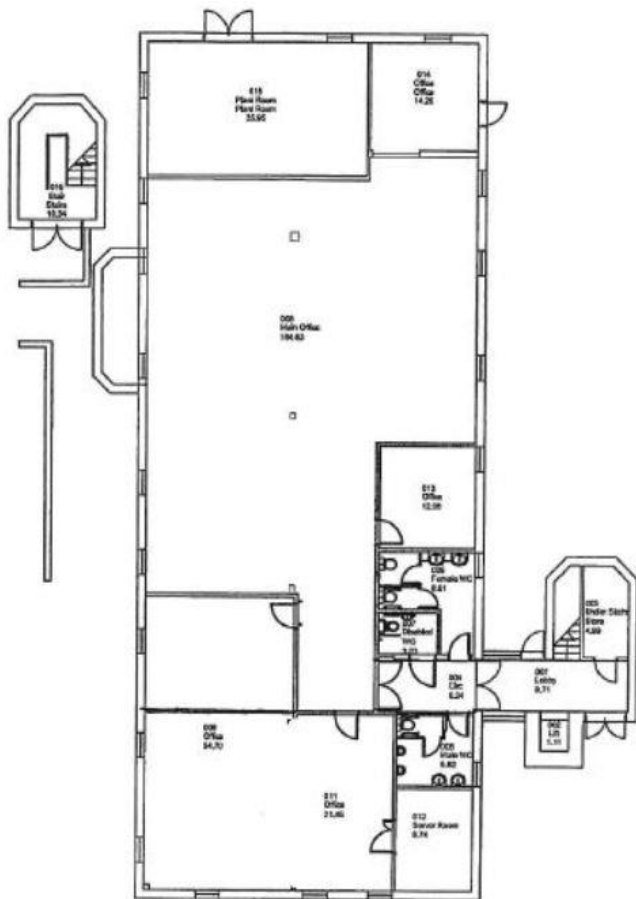
**Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk**  
**OR Robert Maxey 0115 979 3496 rmaxey@heb.co.uk**

**0115 950 6611**

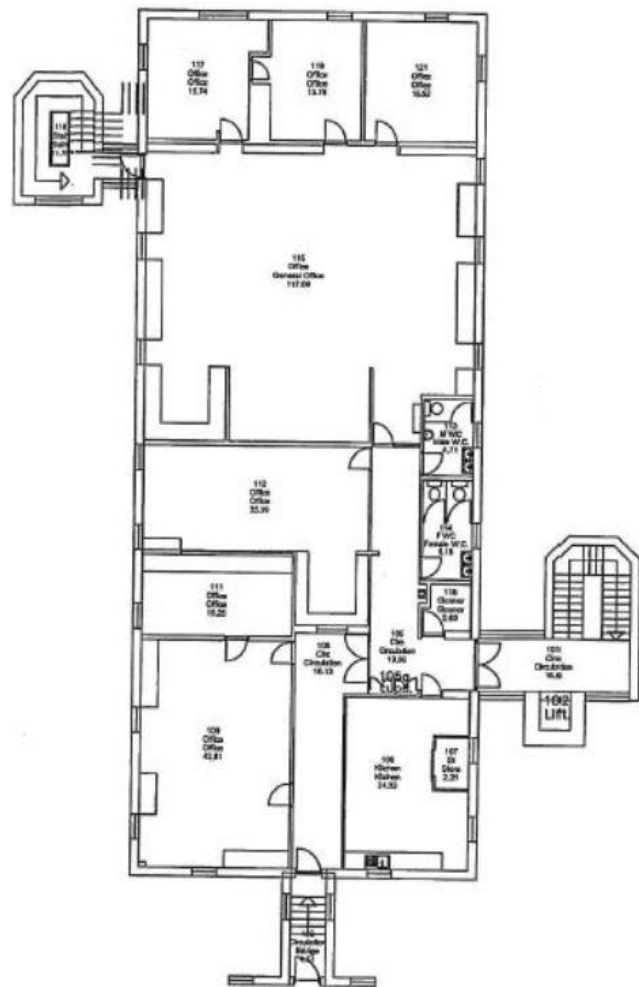
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**GROUND FLOOR**



**FIRST FLOOR**



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**Promap**  
LANDMARK INFORMATION

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.