

# UNITS 6-7 GOODHILL COURT

Hallam Fields Road, Ilkeston, DE7 4AZ



## Key Highlights

- 2 Modern terraced warehouse units with a dedicated forecourt, within a secured yard
- Available in part or as a whole
- Highly prominent location adjacent to the M1 and within the established industrial estate of Ilkeston
- Total floor area of 1,761 sq ft measured on a Gross Internal Basis

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## Location

Ilkeston is a market town in the borough of the Erewash district within Derbyshire, located approximately 10 miles northeast of Derby and approximately 7 miles west of Nottingham. The town benefits from excellent road, rail and air communications, situated within close proximity of the A52 trunk road and J25 of the M1 motorway. The town benefits from its own railway station, located east of the towns centre, which provides services along the midland mainline. In addition, the town also benefits from easy access to the East Midlands Airport, located approximately 12 miles south, offering routes to a number of destinations internationally.

## Situation

Ilkeston's established industrial estate is situated approximately 3 miles south of the town centre and 1 mile east of the Quarry Hill Industrial estate. The property occupies a prominent position fronting Hallam Fields Road, the immediate vicinity comprises predominately industrial and professional businesses, nearby occupiers include Intersped Logistics, DPL Self Storage, Nottingham Tyre and Ward recycling to name but a few.

## Description

The property comprises modern terraced warehouse units, of a steel frame construction with brick and block elevations, under sheeted mono pitched roofs. The units have an approximate maximum to minimum eaves heights of between 4.8 - 4 meters.

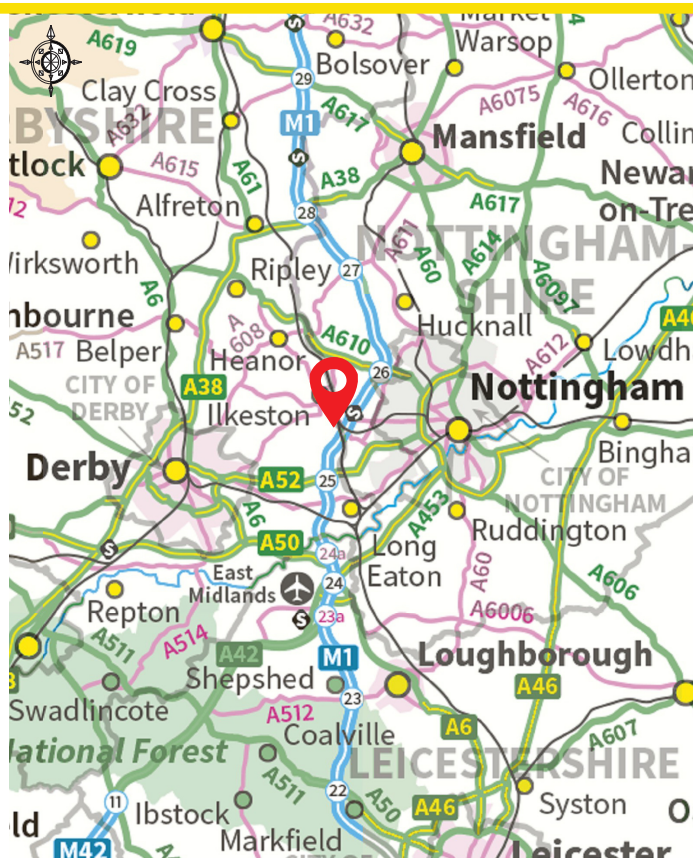
The units are configured to provide an open plan layout, fitted out to a good specification including level access roller shutter doors, APS security and fire alarms, translucent roof sheets and LED lighting providing a mixture of natural and artificial lighting. The property also benefits from prominent frontage to Hallam Fields Road off which there is a dedicated forecourt within the secured yard.

The units benefit from good staff welfare provisions including toilets and kitchenettes.

## Accommodation

The property has been measured on a gross internal basis. All figures are provided for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Unit 6	725	67.31
Unit 7	1036	96.28
<b>Total</b>	<b>1,761</b>	<b>163.59</b>



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## Services

Electric including phase 3, Water and drainage are connected to the premises. Occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

## Tenure

The property is available in part or as a whole, on a freehold basis with vacant possession.

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### **Rateable Value**

We have been advised that the units have been assessed as follows:

- Unit 6 - £4,400
- Unit 7 - £6,100

### **EPC**

- Unit 6 - 64 C
- Unit 7 - 71 C

### **Price**

- Unit 6 - £135,000 + VAT
- Unit 7 - £185,000 + VAT

### **VAT**

VAT is applicable.

### **Legal Costs**

Each party to bear their own legal costs incurred in this transaction.

### **Money Laundering Regulations**

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

### **Viewing and Further Information**

Strictly by prior appointment only with the Sole Agent, Savills.

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## **Contact**

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