

**MATHER  
JAMIE**  
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**Furnace Road  
Ilkeston  
Derbyshire  
DE7 5EP**

**FOR SALE / TO LET**  
**£2,900,000 / £280,000 pax**



**Substantial Factory Complex**

**8,795.48 sq m (94,674 sq ft)**  
**4.30 acres + 0.56 acres parking**

# Furnace Road, Ilkeston, Derbyshire, DE7 5EP

## LOCATION

Ilkeston is a town in the Borough of Erewash in Derbyshire on the River Erewash. The town is close to both Derby and Nottingham and is near the border with Nottinghamshire. The eastern boundary of Ilkeston is only 2 miles from Nottingham's western edge and it is part of the Nottingham Urban Area.

**By road:** The subject premises occupy a substantial self-contained site fronting Furnace Road, close to its junction with the A609 Nottingham Road to the south-east of Ilkeston Town Centre with superb access to both Junctions 25 and 26 of the M1 motorway both within 5 and 6 miles respectively and within 2½ miles of the A52 at Bramcote.

**East Midlands International Airport:** The UK's second busiest pure cargo airport is approximately 13 miles to the south of the site.

Ilkeston has a population of approximately 38,640 (Census 2011). Its major industries, coal mining, iron working and lace making/textiles have now all but disappeared.



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## DESCRIPTION

Purpose-built two-storey Head Quarter offices and showroom with single and two-storey factory with tailgate loading dock on a substantial site of approximately 4.30 acres plus additional parking land.

Included within the grounds are a detached brick built Maintenance Department and self-contained vehicle maintenance units the latter benefiting from 3 x up-and-over loading doors and clearance to eaves of 5 metres, steel portal frame of brick and block clad with concrete service yard providing parking for the wider factory and complex.

The Maintenance Depot is also brick construction beneath a flat concrete roof with internal clearance of approximately 4.4 metres.

The main two-storey offices are fitted to a high standard with a mixture of inset Cat II and LED lighting, suspended ceilings, gas central heating with the majority of accommodation benefiting from double glazed windows.

The ground floor factory space to the rear benefits from 11 rear tailgate loading doors and further ancillary loading bay and dock level access providing covered tailgate loading with powered roller shutter doors to an additional 8, potentially 14, loading bays. Some areas currently used as stock store with internal heights ranging between 4.39 and 3.47 metres.

The main factory area has internal clearance of 3.16 metres and there are both timber and solid concrete flooring throughout the complex.



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## ACCOMMODATION

### ACCOMMODATION SCHEDULE

Main Factory / Office	3,052.6 sq m	(32,858 sq ft)
Loading Bay & Store Areas	994.73 sq m	(10,707 sq ft)
Main Ground Floor Offices & Showroom	975 sq m	(10,495 sq ft)
Maintenance Depot	133.05 sq m	(1,432 sq ft)
Vehicle Maintenance Unit	339.48 sq m	(3,654 sq ft)
<b>Total Ground Floor Accommodation</b>	<b>5,494.86 sq m</b>	<b>(59,147 sq ft)</b>
First Floor Offices	975 sq m	(10,495 sq ft)
Factory & Office Space	2,325.62 sq m	(25,033 sq ft)
<b>Total First Floor Accommodation</b>	<b>3,300.62 sq m</b>	<b>(35,528 sq ft)</b>
<b>Total Gross Internal Area</b>	<b>8,795.48 sq m</b>	<b>(94,674 sq ft)</b>
Main Site	4.30 acres	
Parking Area	0.56 acres	
<b>Gross Site Area (including road)</b>	<b>5.67 acres</b>	

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## TENURE

The property is available freehold with vacant possession or alternatively on a new lease for terms to be agreed.

## PRICE

**£2,900,000 (two million nine hundred thousand pounds).**

## RENT

**£280,000 (two hundred and eighty thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the sale price / rent.

## BUSINESS RATES

Local Authority: Erewash  
Period: 2022/2023  
Rateable Value: £150,000

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## PLANNING

We understand the premises have authorised planning consent as a factory and offices under the Town and Country Planning (Use Classes) Order 1987.

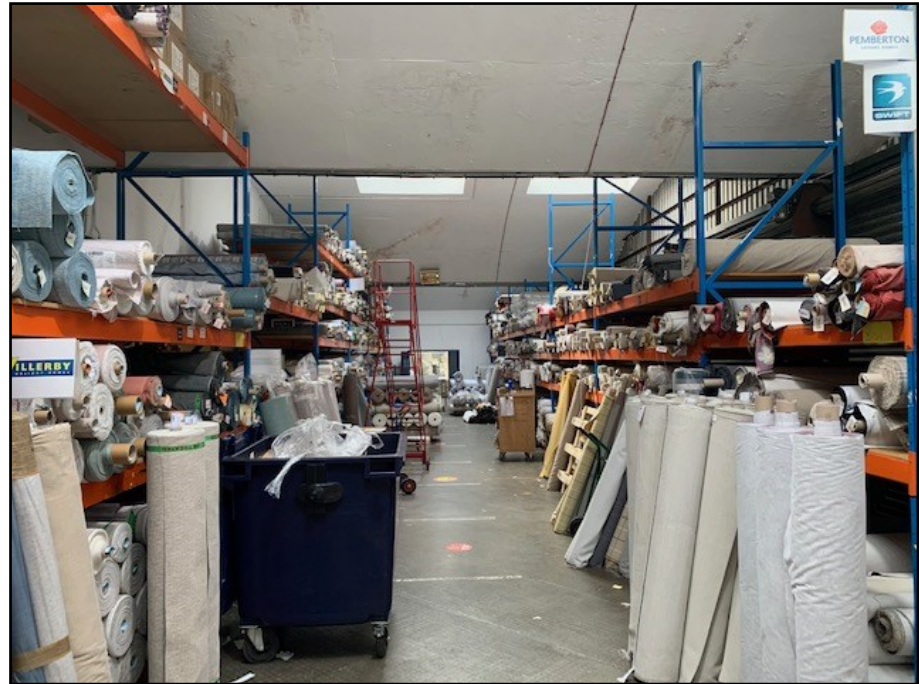
## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

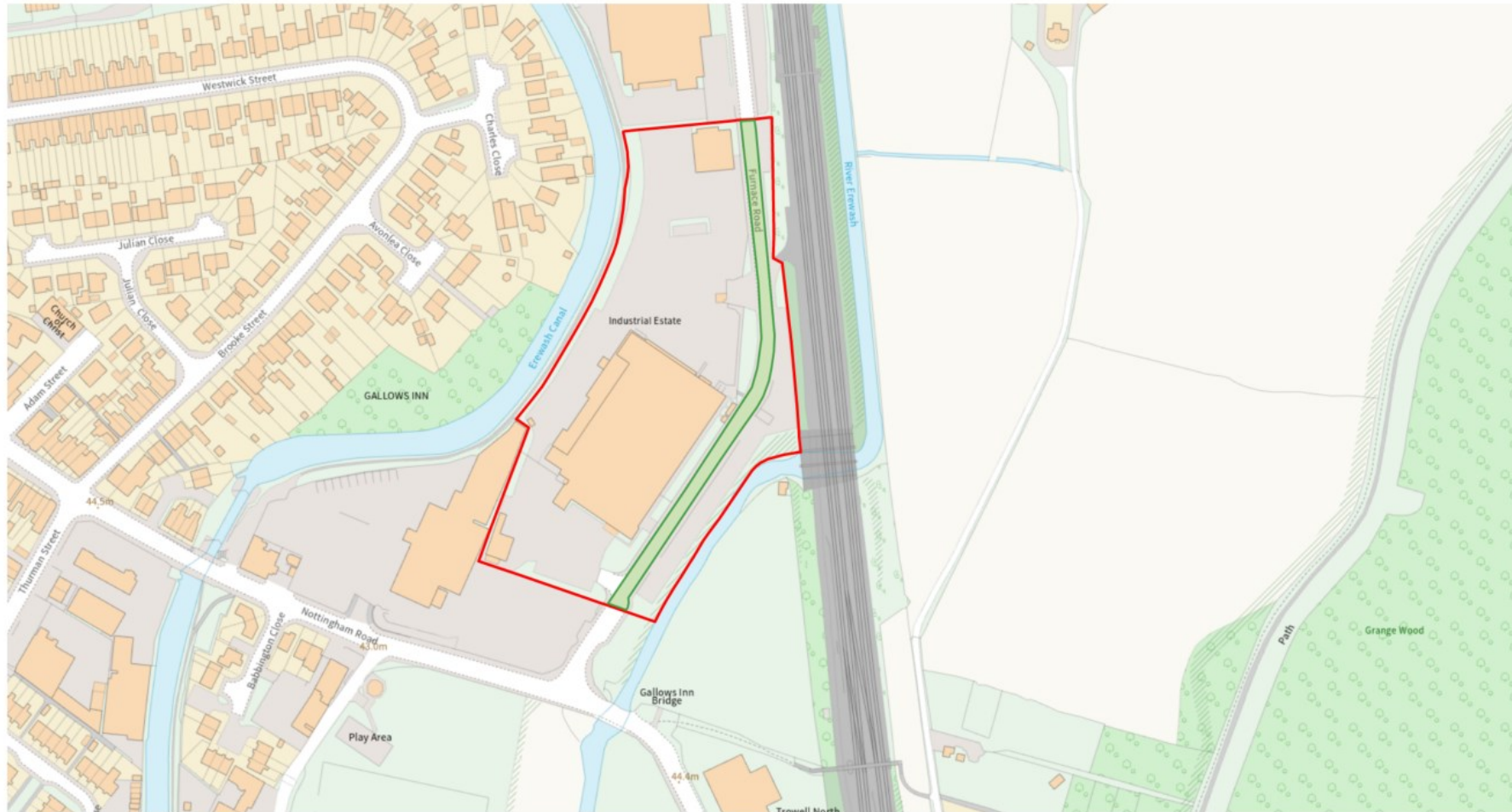
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**For further information or to arrange an inspection, please contact:**

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**IMPORTANT INFORMATION**

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations