



to let

commercial

Unit 2, The Ropewalk, Ilkeston, DE7 5HX

Light Industrial Unit To Let






ROY PETERS ESTATES

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Located within a secure, gated business park, this light industrial unit offers practical workspace with convenient access.

Features include a front-facing roller shutter door, separate pedestrian entrance, WC facilities, and allocated parking.

Rent

£9,770 pa

Accommodation

Ground Floor – 977 ft²

Business Rates

The property is currently listed on the Valuation Office Agency website with a rateable value of £4,900 per annum. (Eligible businesses may benefit from small business rate relief.)

Location

Ilkeston is Derbyshire's third-largest town, positioned under 5 miles from the M1 motorway. This well-connected and sought-after location lies just 9 miles from Derby and 8 miles from Nottingham, offering excellent access to both cities' retail and business hubs.

What 3 Words

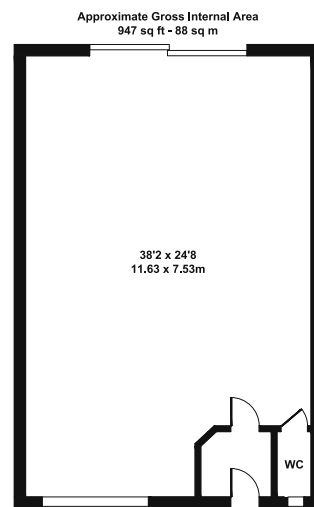
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EPC

Available on request

Legal costs

Each party to bear their own costs.



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Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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