



## Unit 10 Belfield Street, Ilkeston, Derbyshire, DE7 8DU

A well-presented industrial/warehouse premises, within an established industrial trading location.

Providing a total of 10,240 sq. ft./951.7 sqm. within a gated and secure site.

Rare freehold opportunity, available with vacant possession.

### Guide Price £695,000

#### Gadsby Nichols

21 Iron Gate  
Derby DE1 3GP

#### Residential

01332 296 396  
enquiries@gadsbvnichols.co.uk

#### Commercial

01332 290 390  
commercial@gadsbvnichols.co.uk



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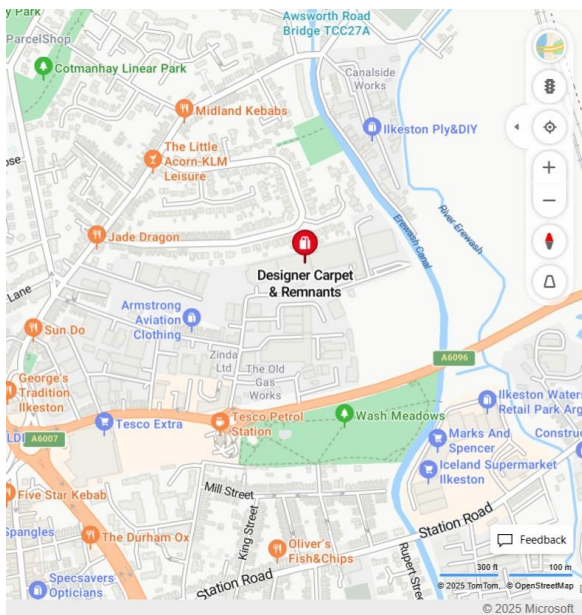


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## LOCATION

The property is situated off Belfield Street, an established industrial trading location, accessed off Rutland Street/Millership Way. Ease of access is afforded to the A6007 Chalons Way, and via the A6096 to the A610, which provides a connection to the M1 motorway at junction-26, and the A38. What 3 Words /// idea.guitar.yarn



## DESCRIPTION

The property comprises a semi-detached industrial warehouse premises, with forecourt, car parking, and within a secure gated yard. The principal building is of steel portal frame construction, with brick infills, and profile sheeting to the external elevations, under a pitched underlined roof incorporating 15% translucent rooflights.

The industrial area has sealed concrete floor, an eaves height of 4m to the underside of the haunch, and 5m to the apex within the main warehouse. The warehouse includes office and amenity space, including works and office WC facilities. The warehouse space has the benefit of LED lighting, and roller shutter service door to the front gable.

Interconnecting into the industrial space are two temporary/portacabin buildings, used for storage and light production purposes.



## FLOOR AREAS

|                                 |                                   |
|---------------------------------|-----------------------------------|
| Workshop, inc. office & amenity | 6,940 sq. ft./645m <sup>2</sup>   |
| Rear workshop                   | 1,542 sq. ft./124.7m <sup>2</sup> |
| Storage building                | 1,240 sq. ft./115.2m <sup>2</sup> |
| Cutting room                    | 719 sq. ft./66.8m <sup>2</sup>    |

|                           |                                    |
|---------------------------|------------------------------------|
| Gross internal area (GIA) | 10,240 sq. ft./951.7m <sup>2</sup> |
|---------------------------|------------------------------------|

The total site area is believed to extend to 0.56-acres, which includes the fire escape route to the rear, and a thin strip of land between Units 7 and 8 Belfield Street.

## PLANNING/RATES

The property has existing use rights for B1 and B8, as defined by the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020 and a rateable value of £23,000.

## SERVICES

Mains electricity, water, and drainage are believed to be connected to the property. No tests have been undertaken, and no warranties are given or implied.

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## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

## TENURE

Freehold, with vacant possession provided upon completion.

## GUIDE PRICE

Offers are invited in the region of £695,000 (six hundred and ninety-five thousand pounds).

## VALUE ADDED TAX (VAT)

The property is elected for VAT.

## VIEWINGS

Strictly by prior appointment with the sole agents: -  
Gadsby Nichols

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

Ref: GNC2365/jan

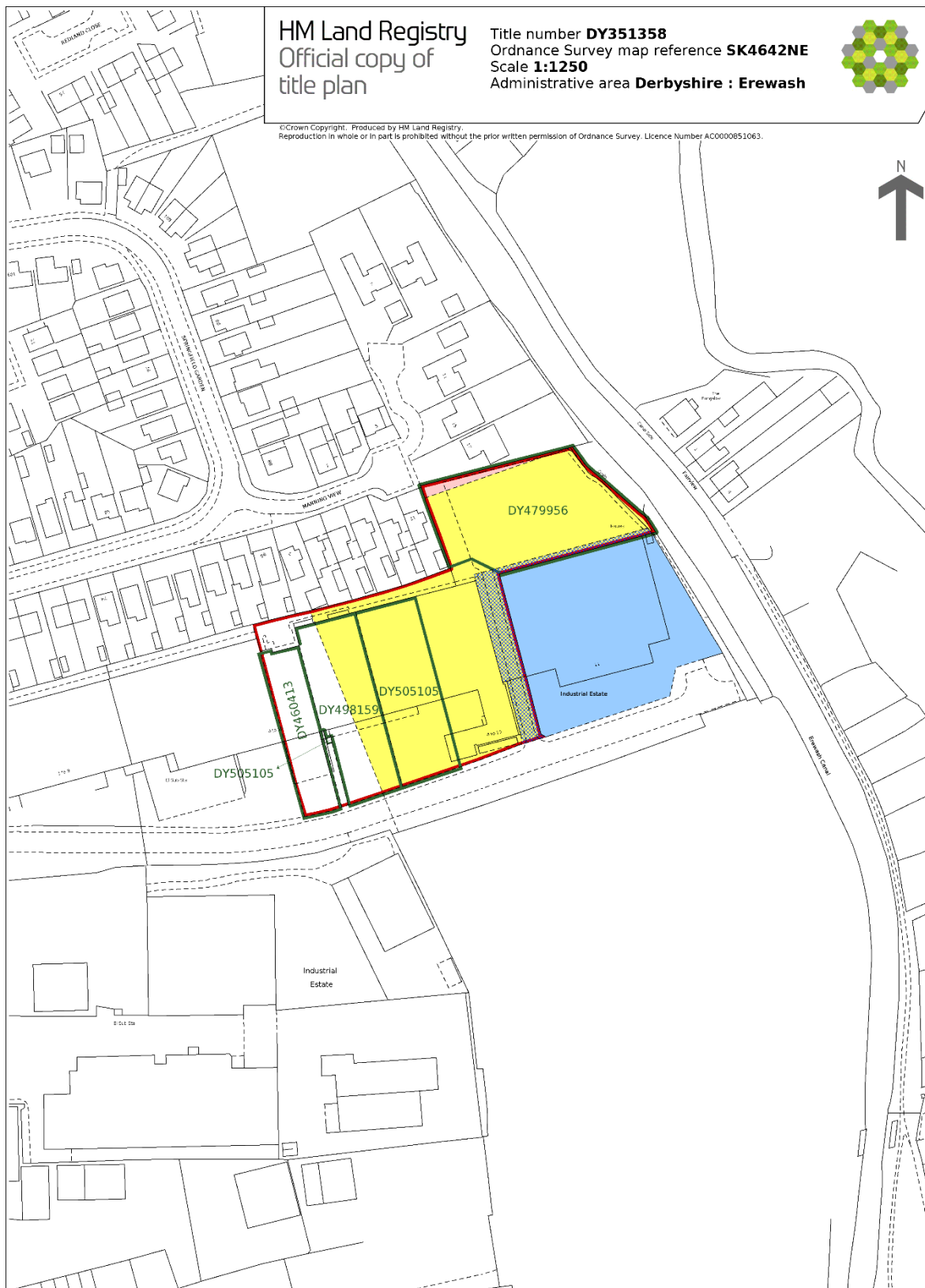
## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT



**Unit 10 Belfield Street, Ilkeston, Derbyshire, DE7 8DU**



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