

TO LET £29,950 Plus VAT Per Annum

Phoenix House, Merlin Way, Quarry Hill Industrial Estate, Ilkeston, DE7 4RA



- Office / Industrial Unit
- High Specification
- 11 Parking Spaces
- Totally Refurbished To an Excellent Standard
- Established Commercial Location
- NIA- 333.6 Sq m (3,591 Sq ft)
- Good Transport Links
- Ready For Immediate Occupancy

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The premises are located along Merlin Way in Quarry Hill Industrial Estate on the south side of Ilkeston. Ilkeston is a well established commercial area only 8 miles west of Nottingham city centre and 10 miles east of Derby city centre. The unit benefits from good transport links with the M1 and A52 close by. Occupiers within the immediate vicinity include Howdens, East Midlands Hydraulics and Attenborough Doors.

DESCRIPTION

This substantial modern end terrace unit is of steel portal frame construction with part blockwork walls. The ground floor comprises a reception, offices, warehouse / storage area, kitchen and W.C's. A mezzanine floor has been installed providing a mix of open plan and partitioned office accommodation. The property benefits from the following features;

- 11 parking spaces
- Alarm system installed
- Suspended ceiling with recessed LED lighting
- Carpeted floors
- Gas fired heating
- Air conditioning

Please note that the property has undergone complete refurbishment and modernisation.

ACCOMMODATION

We have calculated the net internal floor area to be as followed;

Ground Floor- 171.04 sq m (1,841 sq ft) of which 91.2 sq m (982 sq ft) is warehousing / storage.

First Floor- 162.56 sq m (1,750 sq ft)

Total NIA- 333.6 Sq m (3,591 Sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £15,500

Interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The property is available TO LET on a new full repairing and insuring lease for a term of 10 years with a tenant break option on the fifth anniversary at an asking rent of £29,950 plus VAT per annum.

EPC

Energy rating: C

VAT

We understand that VAT will be charged.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWINGS

By prior appointment with the joint letting agents;

Charlie Burrows

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Sunny Landa

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PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.