



**Unit 12, The Ropewalk, Ilkeston, Derbyshire DE7 5HX**

## **INDUSTRIAL/WAREHOUSE**

- ▶ **10,065 sq ft (935.06 sq m)**
- ▶ **Well established industrial location on edge of town centre**
- ▶ **Good on-site parking and circulation space**
- ▶ **Excellent access to A6007/A609/A6096 network and M1 J25/J26**

For enquiries and viewings please contact:



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## Location

The property is located on The Ropewalk, just off Station Road on an established industrial estate to the east of Ilkeston town centre in close proximity to the train station and directly opposite Waterside Retail Park.

Ilkeston is a popular industrial/distribution location and is well served by the A6007, A309 and A6096 providing access around the surrounding area and on to Derby, Nottingham and M1 J25/26.

## Description

Industrial unit of steel portal frame construction with brick elevations and blockwork infill under a pitched insulated profile clad roof with translucent light panels. The warehouse has an eaves height of 3.96m rising to 6.49m at the pitch and is fitted with strip lighting. The roller shutter door is 3m wide by 2.9m high. The warehouse also has works offices that are carpeted and have category 2 lighting.

The main office accommodation is fitted to a good specification and benefits from suspended ceilings incorporating category 2 lighting and air conditioning units. There is a fitted kitchen and w.c. accommodation. Above this area is a mezzanine providing additional office and storage space and is fully carpeted with fluorescent strip lighting.

A further mezzanine is located above part of the warehouse providing additional storage accommodation.

Externally there is a large car park with palisade fenced compound.

## Accommodation

	Sq M	Sq Ft
Warehouse	392.5	4,225
Main Offices	143.5	1,545
Works Offices	65.7	707
Mezzanine 1	155.7	1,676
Mezzanine 2	154.6	1,664
Kitchen	11.1	120
WC's	6.7	72
<b>Total</b>	<b>935</b>	<b>10,065</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## Planning

The premises has an established B8 Warehouse/Distribution use under the Use Classes Order 1987 (as amended) although may be suitable for B(g)(iii) Industrial Processes, subject to any planning. Interested parties are advised to clarify their own use direct with the local planning department.

## Tenure

The premises are available freehold with vacant possession.

Alternatively the premises are available on a new full repairing and insuring lease for a term to be agreed.

## Business Rates

The property is currently listed as a Warehouse and Premises and has a rateable value of £43,250. The current UBR is 49.9%.

## Price/Rent

Freehold offers invited in the region of £805,000.

Alternatively the guide rental would be £60,000 per annum exclusive of VAT, business rates and is payable quarterly in advance.

## VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred.

## Viewings

Viewings are by appointment with sole agents Innes England

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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