



# MANNERS AVENUE INDUSTRIAL ESTATE

ILKESTON, DERBYSHIRE DE7 8EF

Secure Storage Land

**0.269 hectares** (0.665 acres)

## FOR SALE

- Located on the popular Manners Avenue Industrial Estate
- Fenced and gated secure storage land
- J25 M1 only 10 minutes away



**UNIQUE OPPORTUNITY TO BUY**





## LOCATION

Manners Avenue Industrial Estate is a popular industrial location on the fringe of Ilkeston town centre, 6 miles from J25 of the M1.

## DESCRIPTION

The compound totals approximately 0.665 acres of cleared and levelled land suitable for open storage uses. The compound is fenced and gated, providing secure storage for a wide variety of occupiers.

## SERVICES

No services are available.

## BUSINESS RATES

Interested parties must make their own enquiries of the Local Authority, Erewash Borough Council, prior to submitted any offer.

## PRICE

POA

## VAT

VAT is applicable, charged at the prevailing rate.

## LEGAL COSTS

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

## VIEWING

Interested parties can see the extent of the site from the existing access road.

## OUR ANTI-MONEY LAUNDERING POLICY

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

## SUBJECT TO CONTRACT

Viewing by prior appointment only.

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