



TO LET

THE ROPEWALK INDUSTRIAL ESTATE

STATION ROAD, ILKESTON,
DERBYSHIRE DE7 5HX

22.48 – 297.92 sq m (242 – 3,206 sq ft)

Small industrial units available on flexible lease terms

- Well established industrial estate
- Good access to A610 & J26, M1
- Secure gated site
- Car parking available
- Flexible terms
- Great for start-up companies



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





LOCATION

The property forms part of The Ropewalk Industrial Estate in Ilkeston, situated in close proximity to Junction 26 of the M1 motorway via the A610 and is easily accessible to Ilkeston Town Centre.

The estate itself is positioned just off Station Road in Ilkeston, opposite The Waterside Retail Park which is home to occupiers including Halfords, M&S Simply Food and a Vauxhall Motor Showroom.

DESCRIPTION

The estate comprises small industrial units with clear span warehouse space on a secured gated estate.

The specification for the units includes:

- Double wooden doors
- Concrete flooring
- Cladded roof
- Single phase power
- Communal toilets

ACCOMMODATION/RENT

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	Sq m	Sq ft	Available from	Rent p.a.	Rateable Value	Status
Unit D1	22.48	242	T.B.C.	£3,450	£1,875	Available
Unit D6/7	66.88	720	Aug 2024	£9,720	£3,400	Available
Unit E1	42.00	452	T.B.C.	£6,450	£3,500	Available
Unit E2	41.52	447	T.B.C.	£6,100	£3,450	Available
Unit E5	41.52	447	Dec 2024	£6,100	£3,500	Available
Unit E10	41.52	447	Oct 2024	£6,100	£3,500	Available
Unit E12	42.00	452	Vacant	£6,450	£3,500	Available

Measurements are approximate and NG cannot guarantee their accuracy.

Interested parties are to rely on their own due diligence.

SERVICES

Electricity, water and drainage are evident within the properties, but we can provide no warranty with regard to capacity or connectivity.

EPC

Please contact the marketing agents for further details.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class B2 & B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order revised 2020.

TENURE

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE

An Estate service charge is levied to cover the costs of external common area maintenance.

VAT

VAT is applicable to the rent and service charge at the prevailing rate.

LEGAL COSTS

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



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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