



**FOR SALE**

# UNITS 2, 3 & 5, EREWASH COURT

MANNERS INDUSTRIAL ESTATE,  
ILKESTON, DERBYSHIRE DE7 8EF

**209.50 – 831.11 sq m**  
(2,255 – 8,946 sq ft)

STORAGE / WAREHOUSE UNITS

- Available individually or combined
- Open plan warehouse units
- Demised parking available
- Easy access to J25 & J26, M1



NG Chartered Surveyors

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

Available November  
2024





## LOCATION

The units are situated on Manners Industrial Estate, which is a popular and well-established business location.

The Business Park is located approximately 1 mile to the north-west of Ilkeston Town Centre. It provides good communication links to both Junctions 25 and 26 of the M1 motorway, with the A609 linking Nottingham and Derby.

## DESCRIPTION

The units comprise a steel portal frame construction with block and brickwork to the lower elevations and insulated profiled steel cladding to the upper elevations which extends to the roof.

All the units benefit from a manual roller shutter door.

## ACCOMMODATION AND PRICES

The properties have the following approximate Gross Internal floor areas measured in accordance with the RICS Code of Measuring Practice:

	SQ M	SQ FT	PRICE
Unit 2	260.87	2,808	£300,000
Unit 3	360.74	3,883	£435,000
Unit 5	209.50	2,255	£295,000
<b>TOTAL GIA</b>	<b>831.11</b>	<b>8,946</b>	<b>£1,030,000</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

Please contact the marketing agents for further information.

## TOWN & COUNTRY PLANNING

We understand the properties have consent for uses falling within Classes B1 and B8 of the Town & Country Planning (Use Classes) Order Revised 2020.

## BUSINESS RATES

Please contact the sole marketing agents for further information.

## TENURE

The premises are available freehold with vacant possession, either individually or combined.

## SERVICE CHARGE

A service charge is levied in respect of the maintenance and upkeep of the common areas. Please contact the sole marketing agents for further information.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

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

## 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 with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www