



FOR SALE

UNIT 1A, SHIPLEY COURT

**MANNERS INDUSTRIAL ESTATE,
ILKESTON, DERBYSHIRE DE7 8EF**

265.07 sq m (2,853 sq ft)

Rare investment opportunity for industrial unit on popular estate

- Located on a well recognised industrial estate
- Secure shared gated site
- Large roller shutter
- Ample allocated parking
- Great access to Junction 26 and 25 of the M1 motorway via the A610 and Sandiacre



NG Chartered Surveyors

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

**INVESTMENT
OPPORTUNITY**





LOCATION

The unit is located on Shipley Court within the Manners Industrial Estate, positioned west of Ilkeston Town Centre.

The property is centrally located to various main thoroughfares such as the A6096, A52 and Junctions 26 and 25 of the M1 Motorway, providing access to neighbouring towns. Nottingham is located 8 miles away and Derby 10 miles.

DESCRIPTION

The property comprises an end-terraced industrial unit. The unit benefits from 3 phase power, full height manual loading door, LED lighting, gas boiler, small kitchen and W/C facilities and separate pedestrian entrance. Pedestrian access, office window and fire door have electric roller shutters.

The unit also boasts ample tarmacked allocated parking to the front within a secure gated site.

ACCOMMODATION

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

| | SQ M | SQ FT |
|------------------|---------------|--------------|
| Warehouse | 265.07 | 2,853 |
| TOTAL GIA | 265.07 | 2,853 |

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

SERVICES

Gas, electricity and water main services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 85 falling within Band D.

BUSINESS RATES

Charging Authority: Erewash Borough Council
 Description: Warehouse and Premises
 Rateable Value: £12,750
 Period: 2024/25

TENURE

Freehold subject to and with the benefit of an occupational lease:

Tenant: Barnfind Detailing
 Term: 3 years
 Lease Start: 1st December 2022 ending 30th November 2025
 Annual Rent: £19,200 per annum

PRICE

Guide price of £330,000.

VAT

VAT is not applicable.

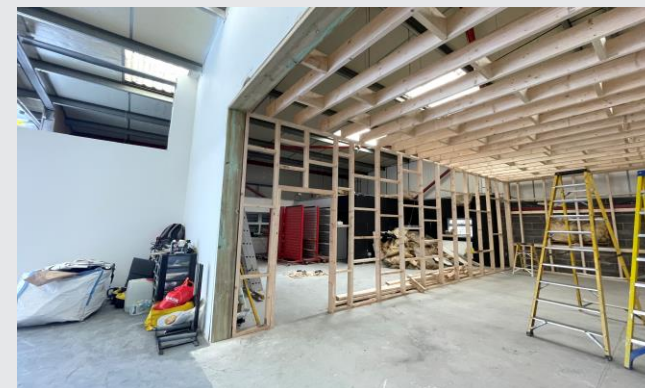
LEGAL COSTS

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

However, should the purchaser not complete the transaction for any reason, they will be responsible for the vendor's abortive legal costs.

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.

ALICIA LEWIS
 07517-905795
 alicia@ng-cs.com

RICHARD SUTTON
 07977-121340
 richards@ng-cs.com

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.ng-cs.com