

Mileway

West Hallam Industrial Estate

Ilkeston, Derbyshire, DE7 6HE

151,783 sq ft

LastMile**First** | mileway.com

Land available to let

151,783 sq ft

24/7 security and secure access

CCTV

Located 10 miles west of Nottingham

Flexible lease terms

Suitable for a variety of uses

Storage land within West Hallam Industrial Estate. The estate is fully secure, with CCTV and full perimeter fencing and benefits from 24/7 security incorporating a gatehouse at the entrance of the site off Cat & Fiddle Lane. The available site comprises of hardcore and grass land and is available immediately and is suitable for a variety of uses. There is an hours restriction for Heavy Goods Vehicles with no movements between 10pm and 4am any day and only between 12 noon and 2pm on a Sunday.





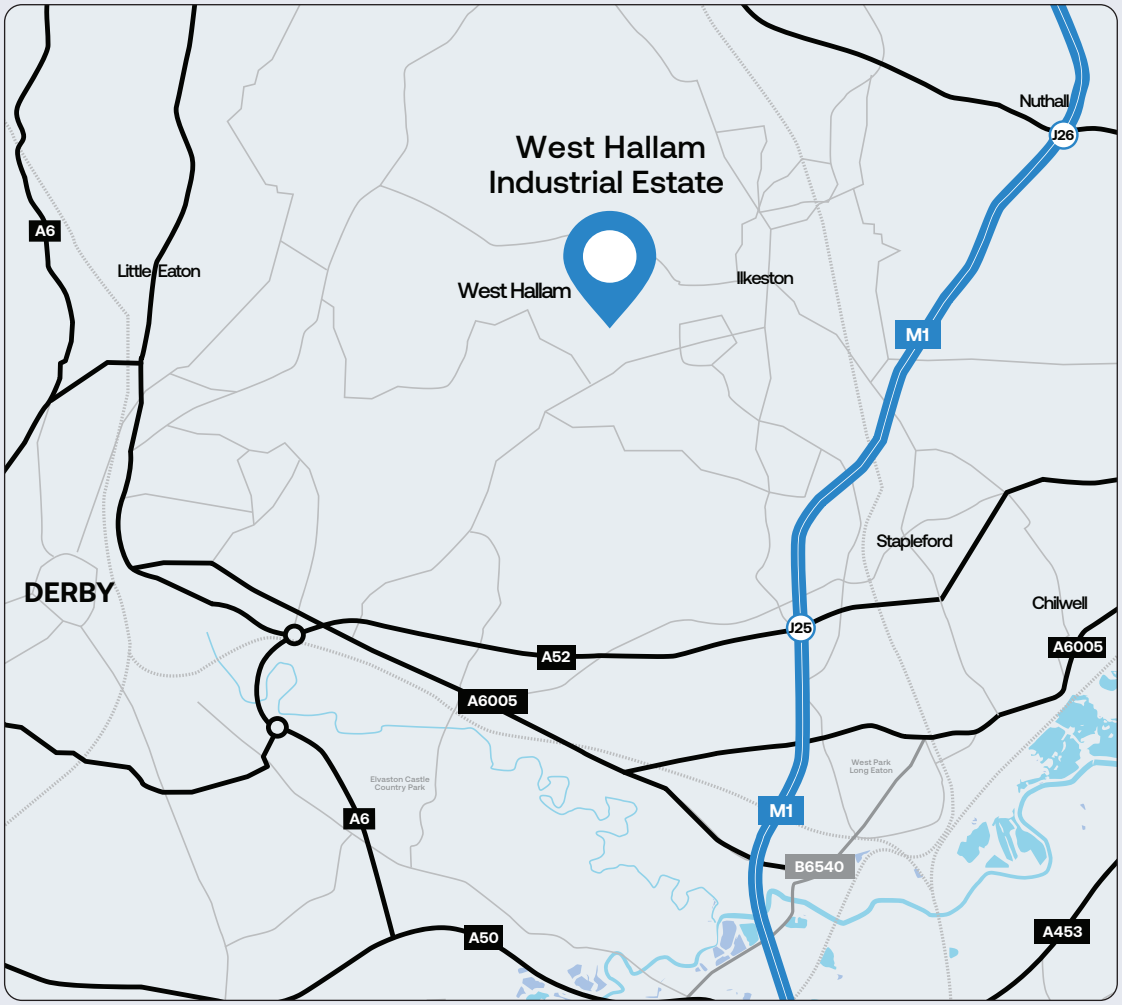
West Hallam Industrial Estate

Unit	Property Type	Size (Sq ft)	Size (Acres)	Availability	Rent
West Hallam Land	IOS Class 3	70,718	1.62	Under offer	£1,015PCM
West Hallam EA18	IOS Class 3	72,953	1.68	Immediately	£6,690PCM
West Hallam EA5B	IOS Class 3	8,112	0.19	Immediately	£1,350PCM
Total		**151,783**	**3.49**		





Location



Located in South Derbyshire, approximately 7 miles north-east of Derby and 10 miles west of Nottingham, the estate is located on Cat & Fiddle Lane close to tis junction with Station Road. The estate benefits from good road links with Junction 25 of the M1 located approximately 6 miles south-east via the A52 and Junction 26 of the M1 located approximately 9 miles north-east via the A610.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Open Storage Classification

To learn more about the classification system and what this means, please click **here**

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Book a viewing

Mileway

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Further information:

EPC
EPC is available upon request.

VAT
VAT will be payable where applicable.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

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