

Mileway

West Hallam Industrial Estate

Ilkeston, Derbyshire, DE7 6HE

145,476 sq ft

LastMile**First** | mileway.com

Land available to let

145,476 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

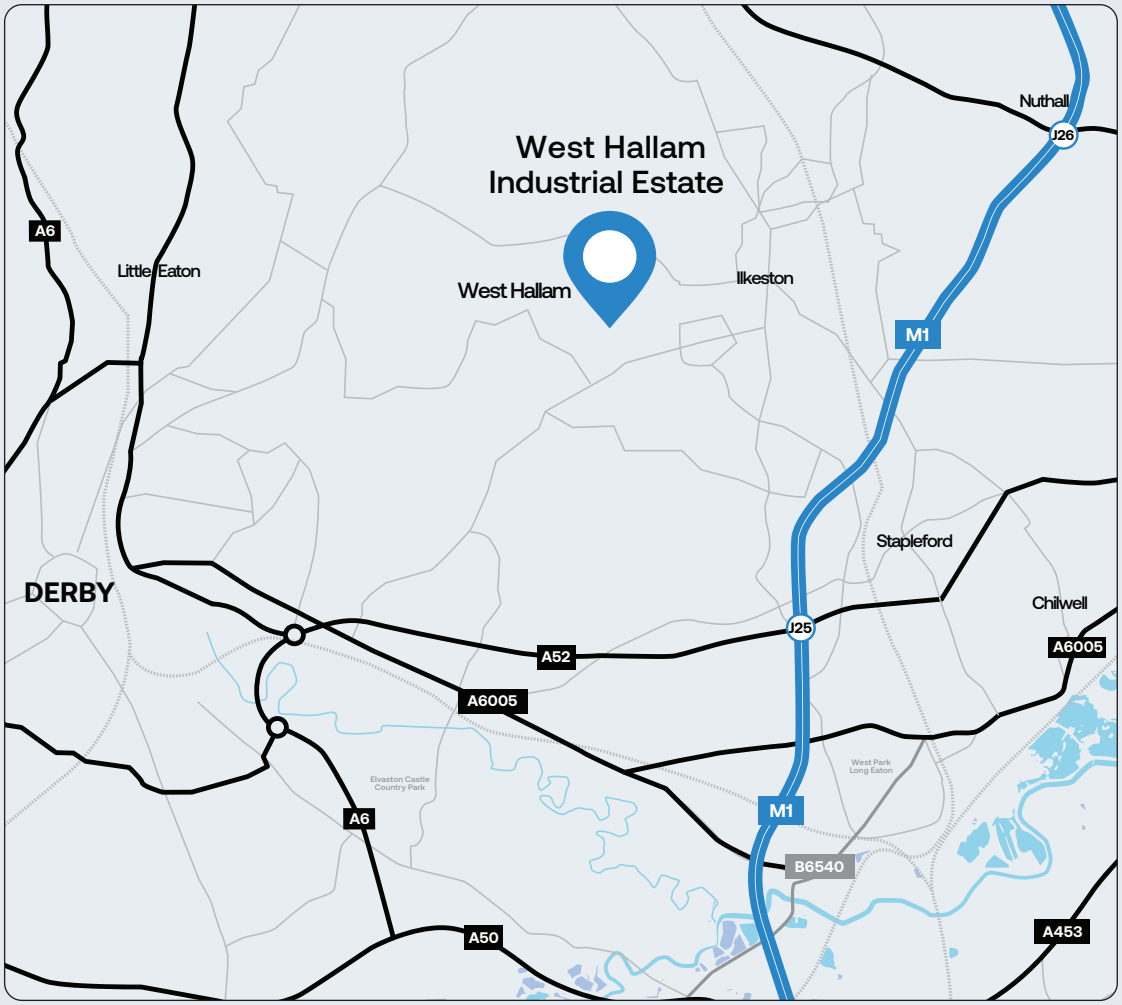
Unit	Property Type	Size (Sq ft)	Size (Acres)	Availability	Rent
Land	IOS Class 3	70,718	1.62	Under offer	£1,015PCM
EA5B	IOS Class 3	8,112	0.19	Immediately	£1,350PCM
EA11	IOS Class 3	66,646	1.53	Immediately	£6,120 PCM
Total		**145,476**	**3.34**		







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**

West Hallam Industrial Estate

Ilkeston, Derbyshire, DE7 6HE
145,476 sq ft

Book a viewing

Mileway

David Deeley
T: +44 (0)121 368 1760
midlands@mileway.com

FHP fhp.co.uk 01332 343 222

Darran Severn
M: +44 (0)1332 224 854
darran@fhp.co.uk

Corbin Archer
M: +44 (0)1332 343 222
corbin.archer@fhp.co.uk

Geo Hallam & Sons

Giles Davis
M: +44 (0)7702 516860
gdavis@geohallam.co.uk

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.

This document (together with any attachments, appendices and related materials, the "**Materials**") is provided on a confidential basis for informational due diligence purposes only and is not and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "**Heads of Terms**"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.