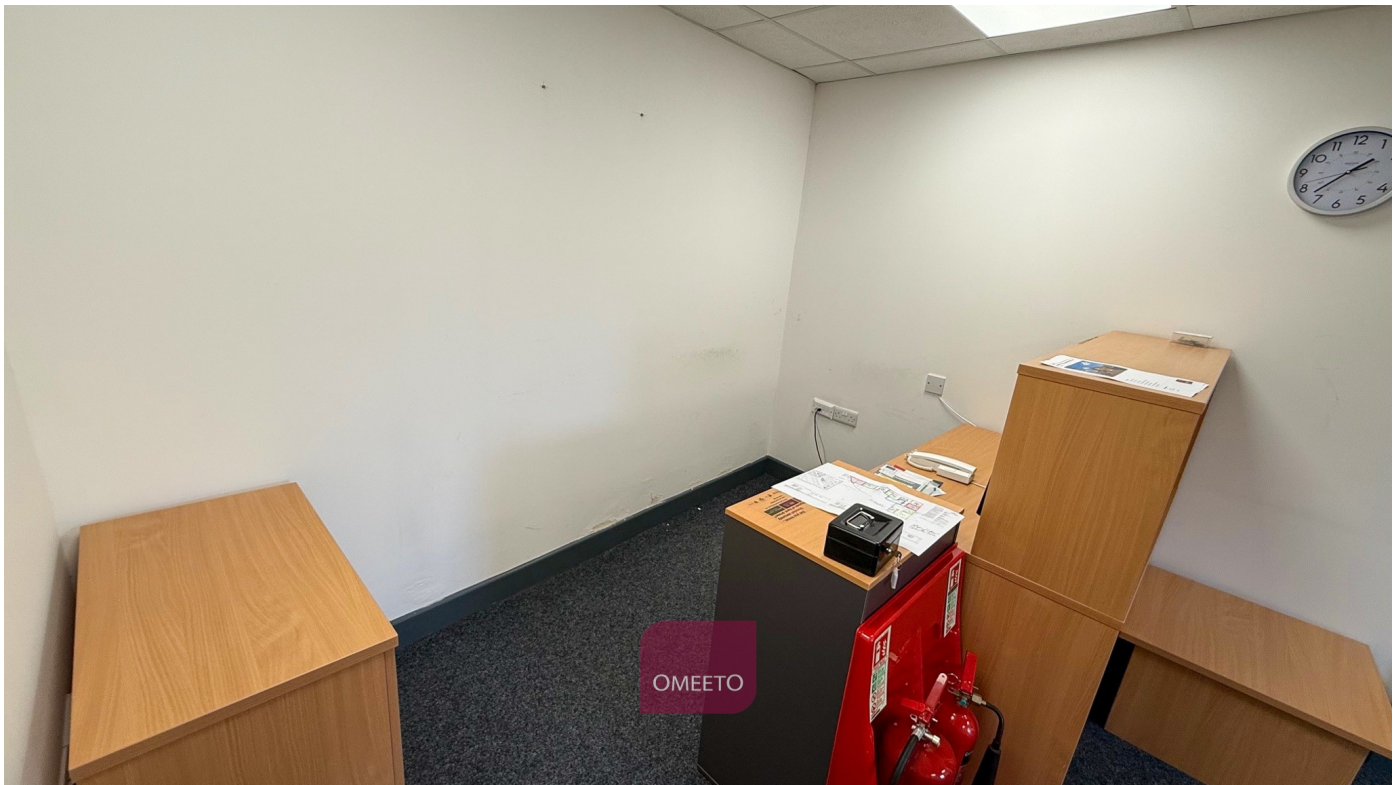


SMALL OFFICE, TO LET

OFFICE 2, 31A THE TRIANGLE

Ilkeston, DE7 4AP



KEY FEATURES

- Rent: £165.00 per month
- 78 Sq Ft (7.25 Sq M)
- Suitable for a range of professional uses STP
- Easy in, Easy out agreements available
- Bills included
- 2 miles from Ilkeston Town Centre
- 100% rates relief, subject to status

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LOCATION

Ilkeston is a popular market town within the Erewash Borough of Derbyshire, situated approximately 7 miles west of Nottingham and 10 miles north east of Derby.

The office is located on The Triangle just off the busy A609 ring-road of Ilkeston. The location offers excellent access to services, amenities and commuter links, Ilkeston town centre lies just 2 miles to the west. The A610 trunk road (Ikea island) lies 4 miles to the north, this connects with J26 of the M1 just 4.8 miles to the east.

DESCRIPTION

Small Office in Ilkeston. Suitable for a range of professional uses STP. Easy In, Easy Out agreements available. Bills included. Generally well presented with carpeted floors, suspended ceilings and LED lighting. Shared kitchen & WC facilities. 24 hour access available.

Street parking is available locally.
Available from June 2026

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice. Areas have been taken from the rating assessment on VOA.gov.uk and should be confirmed.

FLOOR	Sq Ft	Sq M
TOTAL	78	7.25

PLANNING

By way of a planning permission referenced ERE/0520/0024 change of use of takeaway to offices was granted and implemented. The current use is Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is to be separately assessed for rating purposes. We would anticipate that upon re assessment a tenant could apply for 100% rates relief, subject to status.

TENURE

Office for rent by way of a easy in, easy out licence. Minimum term of 1 year.

Rent includes: water, gas, electric, waste disposal (of general office waste only), maintenance (interior and exterior), cleaning of common areas.

Incoming tenants are to arrange their own telephone/broadband and are responsible for payment of any business rates (if applicable). A £150 annual insurance contribution is payable in addition to the monthly rent.e

RENT

The premises is available to rent for £165.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

20-May-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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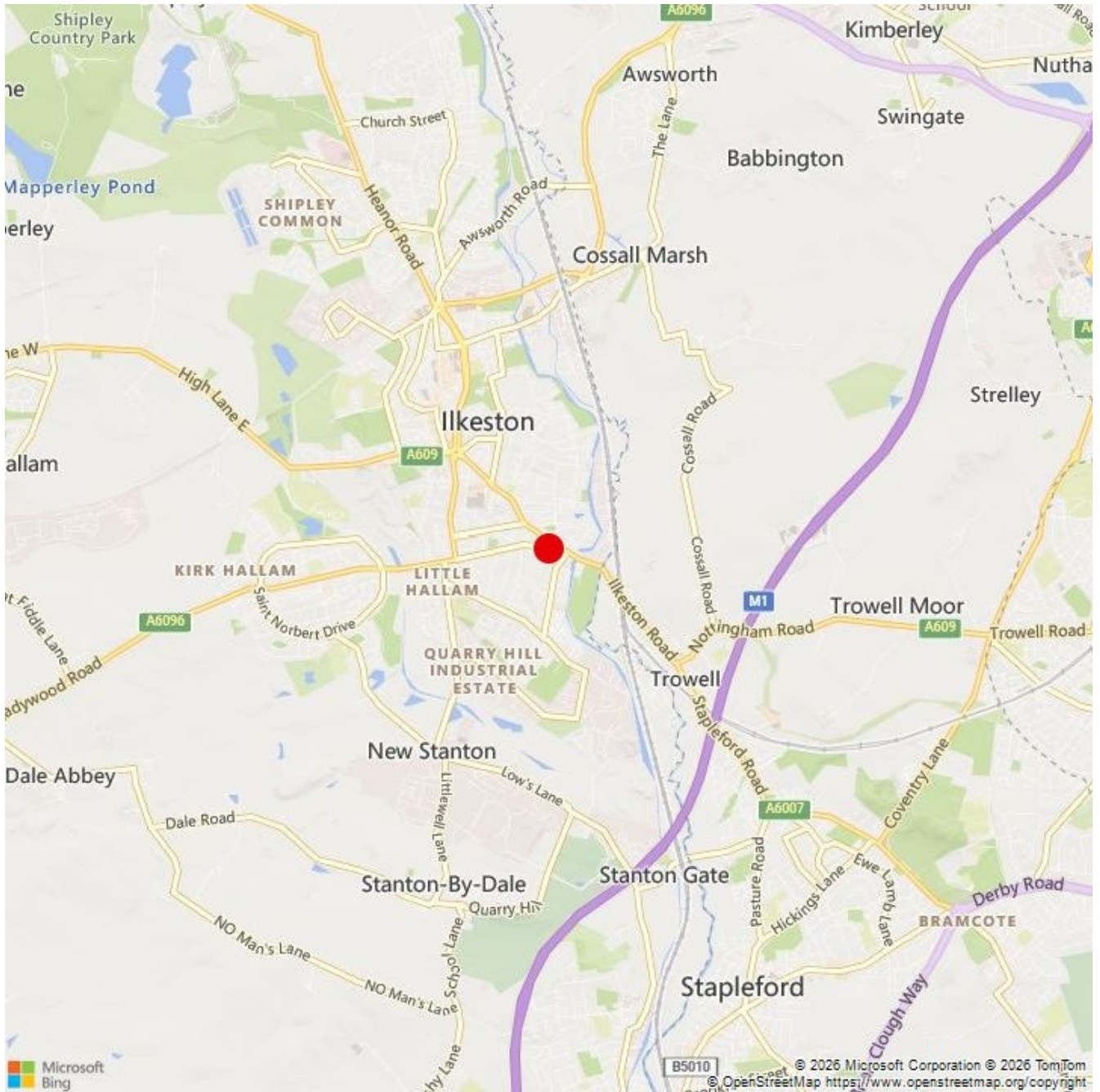
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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