

# Warehouse/Light Industrial Premises

**1,488 sq m** (16,017 sq ft)

Units 1A/Rear 1B, Cossall Ind. Est., Solomon Road, Cossall, Ilkeston, Derbys, DE7 5UA

## To Let



- Established estate location
- Excellent access to Junction 26, M1 motorway
- Highly cost effective
- Large shared yard



## Warehouse/Light Industrial Premises

**Unit 1A/Rear 1B, Cossall Industrial Estate, Solomon Road,  
Cossall, Ilkeston, Derbyshire, DE7 5UA**

### Location

The premises are located on Solomon Road on the well established Cossall Industrial Estate, near Ilkeston.

The estate is situated just off the A6096 Awsworth By-Pass which provides easy access to Junction 26 of the M1 motorway via the A610 trunk road.

### The Property

The premises comprise a warehouse/light industrial warehouse of steel portal framed construction with a 4.5m eaves.

The 2 units are inter-linked to provide a self-contained unit with integral office and cloakroom accommodation. It is accessed via a large roller shutter door overlooking a substantial gated and fenced yard providing external storage/parking shared with Cabico Ltd, the occupier of Unit 2.

### Accommodation

The premises have been measured and the following floor areas calculated on a gross internal basis:-

|                   |                   |                       |
|-------------------|-------------------|-----------------------|
| Unit 1A           | 907 sq m          | ( 9,759 sq ft)        |
| Rear Unit 1B      | 523 sq m          | ( 5,632 sq ft)        |
| Offices/ancillary | 58 sq m           | ( 626 sq ft)          |
| <b>Total</b>      | <b>1,488 sq m</b> | <b>(16,017 sq ft)</b> |

### Services

All mains services are evident within the premises, including a three phase electrical supply, but we can provide no warranty with regard to their capacity or connectivity. The warehouse accommodation is heated by Ambirad Radiant heaters.

### Town & Country Planning

Our enquiries to Broxtowe Borough Council indicate that the units have consent for uses within Class B8 of the Town & Country Planning (Use Classes) Order 1987.

We believe the property is also suitable for uses within Class B1 (Light Industrial), given this was the use of the former tenant, but interested parties should satisfy themselves with regard to their intended use by speaking to Broxtowe Borough Council on 0115-917-7777.

### Rates

|                 |         |
|-----------------|---------|
| Rateable Value: | £41,000 |
| UBR 2019/20:    | 0.491   |

### Rent

The premises are available to let by way of a new fully repairing and insuring lease for a minimum term of 3 years at a rental of:-

**£56,250 per annum**

### EPC

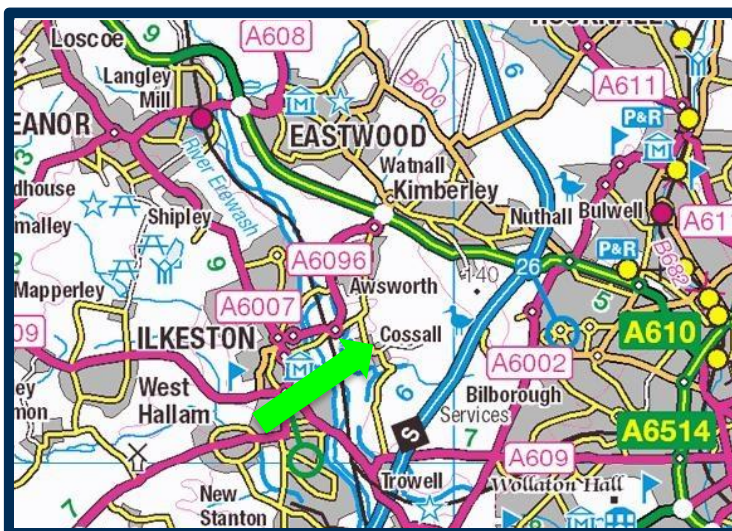
The property lies within Band C. A copy of the EPC and Recommendation Report are available upon request.

### Service Charge

A nominal service charge will be levied to cover the maintenance, repair, upkeep and cleaning of the common parts at the Cossall Industrial Estate.

### VAT

VAT is applicable on all outgoing at the prevailing rate.



### Viewing

Strictly by prior appointment  
with the sole agents.

**NG: Sunny Landa**  
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**SUBJECT TO CONTRACT**

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