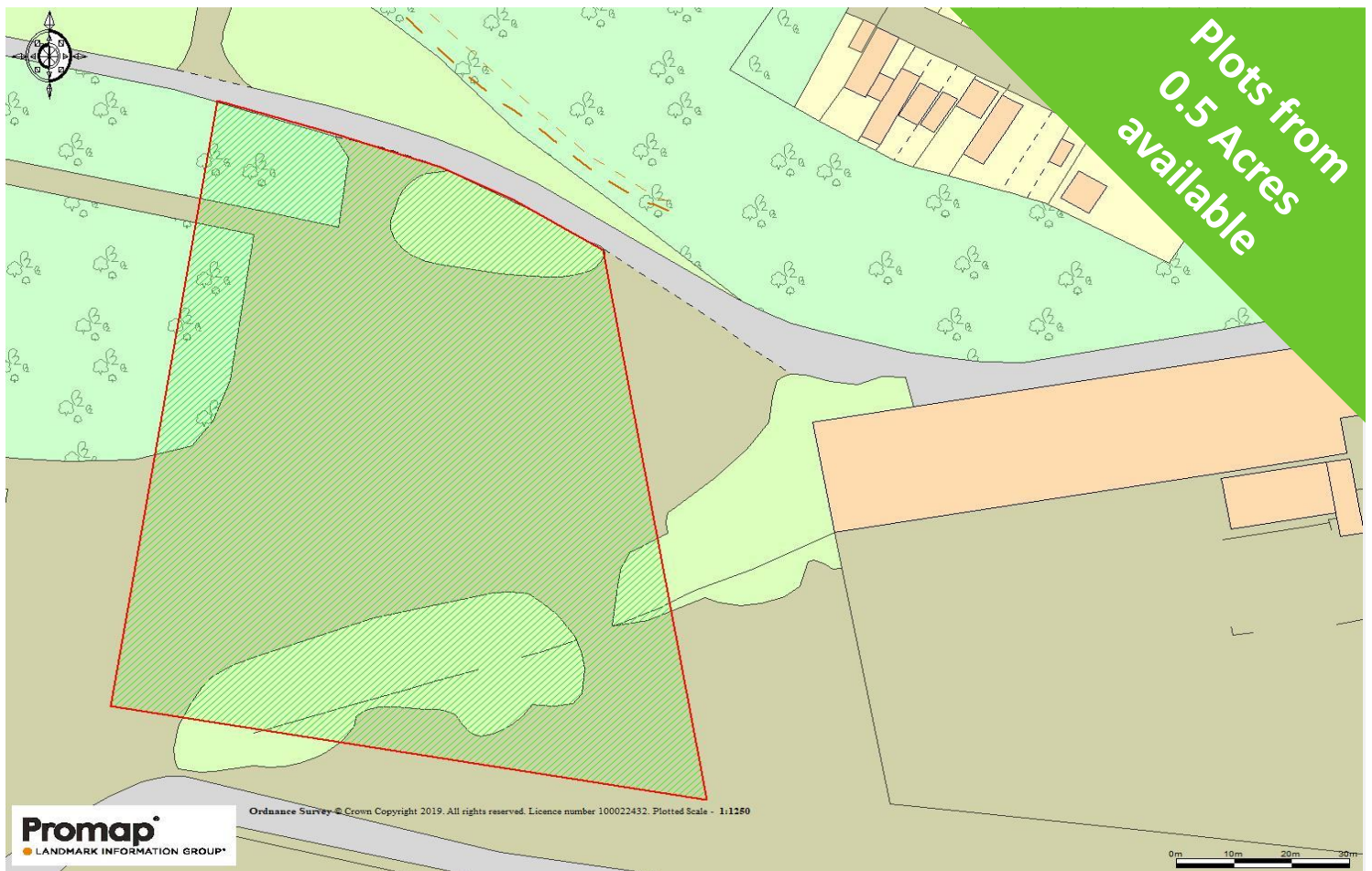


# Secure Storage Land

**0.5 - 2.4 acres**

Littlewell Lane, Stanton by Dale, Derbyshire, DE7 4QW

**To Let**



- Secure storage land available on plots of 0.5 acres upwards
- J25/M1 only 10 minutes away
- Leases from 6 months to 3 years



## Secure Storage Land

Littlewell Lane, Stanton by Dale, Derbyshire, DE7 4QW

### Location

The site is located just off Littlewell Lane adjacent to the successful Stanton Forge development. This is an established industrial/distribution location popular with a wide variety of occupiers due to its proximity to the M1 and Ilkeston.

### The Site

The site totals approximately 2.4 acres of cleared and levelled land suitable for open storage uses. Each plot will be fenced and gated providing secure storage land suitable for a wide variety of occupiers.

### Business Rates

Interested parties must make their own enquiries of the Local Authority.

### Tenure

The individual plots or the site as a whole is available on lease terms from 6 months to 3 years.

### Rent

**£20,000 per annum per acre.** Rents are payable quarterly in advance on the usual Quarter Days.

### VAT

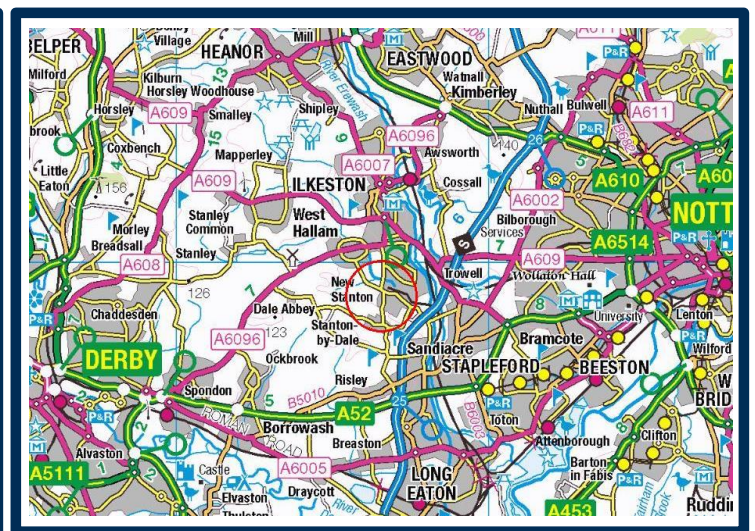
VAT is applicable to the rent charged at the prevailing rate.

### Legal Costs

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

### Special Note

The land is not available to purchase.



### Viewing

Strictly by prior appointment  
with the sole agents.

Richard Sutton  
T: 0115 989 7094  
E: richards@ng-cs.com

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**SUBJECT TO CONTRACT**

Ref: RGS/RKB/8520 08.04.19