



WEST HALLAM INDUSTRIAL ESTATE

ILKESTON | DERBYSHIRE | DE7 6HE

- // 6,851 sq ft
- // 4m high roller shutter door
- // Small business rates relief available
- // 24 hour manned security
- // Access via a secure gatehouse
- // Available on easy-in / easy-out terms
- // Range of buildings available

STORAGE / WORKSHOP BUILDINGS



Existing occupiers include:

LAURA ASHLEY
XPOLogistics

dfs



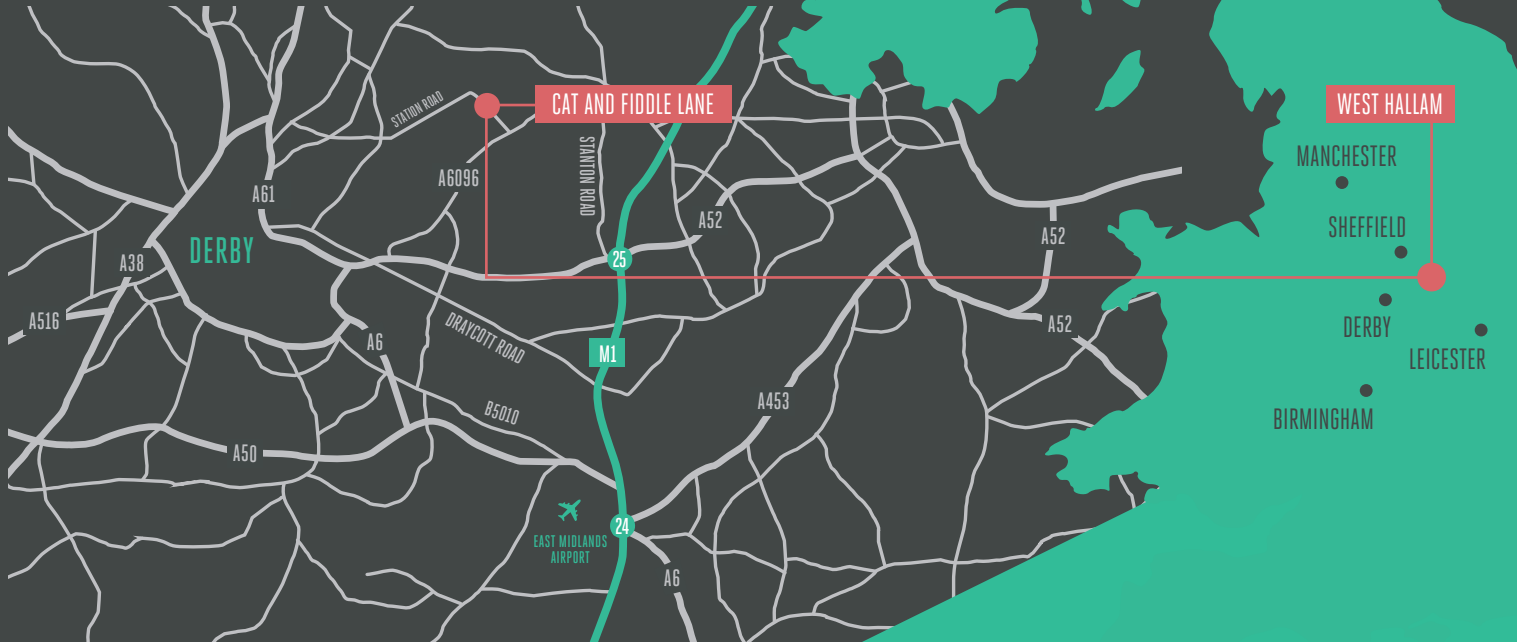
highways
england

Asset managed by:

Hansteen

WEST HALLAM INDUSTRIAL ESTATE

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 its 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.



BUSINESS RATES

The larger Romney buildings have a rateable value of £11,500 and therefore the tenant may benefit from small business rates relief. Further information available from the Agents.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common areas of the estate. Further information is available from the agents upon request.

DESCRIPTION

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 and Fiddle Lane. There are substantial areas on-site for commercial vehicle and car parking.

FURTHER INFORMATION

Hansteen

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