



Unit 2
St Andrews Court
Manners Avenue
Manners Ind. Est.
Ilkeston
DE7 8EF

£27,000
Per Annum Exclusive

FULLY FITTED LIGHT INDUSTRIAL UNIT

4,652 sq ft (432 sq m) excluding mezzanine

Approximate Gross Internal Area

TO LET

FEATURES INCLUDE....

HIGH BAY LIGHTING | LEVEL ACCESS LOADING DOOR | 3 PHASE ELECTRICITY

Location

Manners Industrial Estate provides excellent road links to Ilkeston town Centre and Junction 26 on the M1 motorway.

Ilkeston is situated approximately 8 miles north west of Nottingham and 10 miles north east of Derby.

Description

Property comprises a good sized modern light industrial unit with level access loading door and 3 phase electricity with mezzanine.

Further features include W/C and staff facilities, individual car parking and loading areas and an eaves height of 6.4 meters.



Accommodation

Warehouse	4,652 ft ² / 432 m ²
Mezzanine	698 ft ² / 64.80 m ²
Total	5,314 ft² / 496.80 m²

Approximate Gross Internal Area

Planning

We understand that the property has Planning Consent for its existing use.

Ingoing tenants should ensure that their use complies within planning regulation. For further information please contact Erewash Borough Council on 0115 9072244 Ext. 3391.

Business Rates

2017 Rateable Value	£21,250
Rates Payable 2018/2018	£10,200

Rent

Leasehold £27,000 per annum exclusive

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

Available from June 2019

VAT

VAT will not be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that mains services are connected to the premises.

Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.