



# WEST HALLAM

## INDUSTRIAL ESTATE

ILKESTON | DERBYSHIRE | DE7 6HE

- // 3,425 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  
**XPO**Logistics

dfs



highways  
england

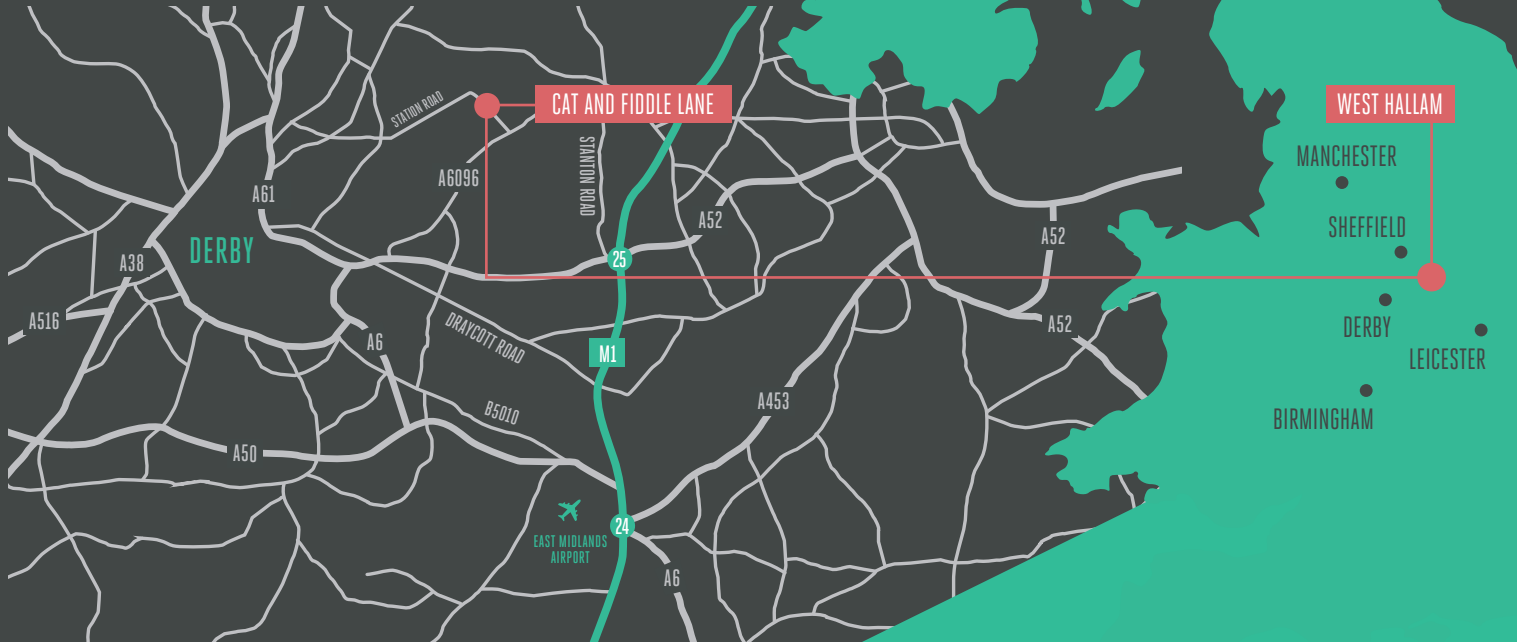
Asset managed by:

**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 smaller Romney buildings have a rateable value of £5,800 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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