



## TO LET - WAREHOUSE

### LOCATION

Ilkeston is a well-established market town in the Erewash Borough of Derbyshire, approximately 7 miles west of Nottingham and 10 miles north-east of Derby. Units 1-3 at Hallam Fields Business Park, Hallam Fields Road, DE7 4AZ occupy a superb roadside position on a popular and established industrial estate, just 1 mile south-east of Ilkeston town centre.

The site offers excellent road access with M1 Junction 25 only 4 miles away and Junction 26 around 6 miles. Ideal for manufacturing, storage, distribution and trade businesses seeking flexible industrial space with strong local workforce and distribution links.

### DESCRIPTION

A substantial well-positioned warehouse with road frontage. Mix of warehousing, offices and workshop space with multiple loading doors.

Key features include level access doors approx. 2.6m w x 3.65m h and. 4.14m w x 3.3m h. 3.1m eaves (rising to 5m at ridge), forecourt yard with space for deliveries, loading and around 20 parking spaces. Ample street parking.

A highly accessible warehouse opportunity for those searching for industrial units to rent Ilkeston, warehouses to let near M1 J25, factory space Derbyshire or workshop units in Hallam Fields.

Up to 182,500 sq ft available on this estate available as a whole or in part.

### ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice. Areas have been taken from the EPC assessments and must be confirmed.

FLOOR	Sq Ft	Sq M
Unit 1	5,077	471.65
Units 2 & 3	14,562	1,352.81
Unit 2 & 3 Offices	1,326	123.19
<b>TOTAL</b>	<b>20,955</b>	<b>1,946.72</b>

### PLANNING

We understand the property has been used for B8 (Storage or distribution) and Class E (Commercial Business and Service) of the Town and Country Planning (Use Classes) Order 1987 . All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services are connected to site to include a 600 kva substation on site. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### SERVICE CHARGE

If let in parts Service Charge is payable for the running, maintenance and up keep of the shared external areas.

The current service charge budget is £0.30 per Sq Ft.

### TENURE

Industrial site for sale with vacant possession. Alternatively the industrial units to let are available on a new lease for a minimum term of 3 years. The units for rent are available together or separately.

### RENT

The premises is available to rent for £110,000 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

Block C - D(100)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or joint agents M1. The Agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

## OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

[omeeto.co.uk](http://omeeto.co.uk)

OMEETO

## TO LET - WAREHOUSE

---

### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

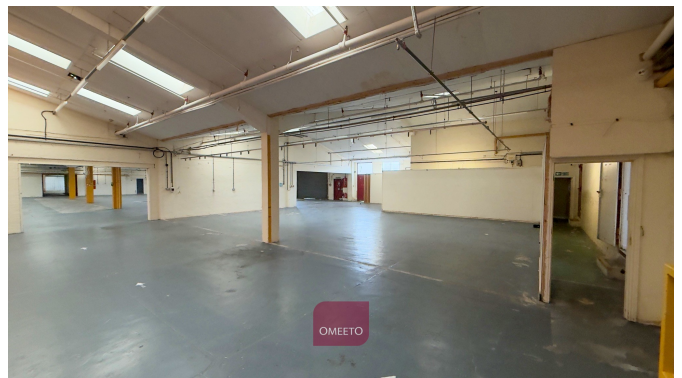
22-May-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

**Chris Wright**

01332 840328

07471072799

chrisw@omeeto.co.uk

---

### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.

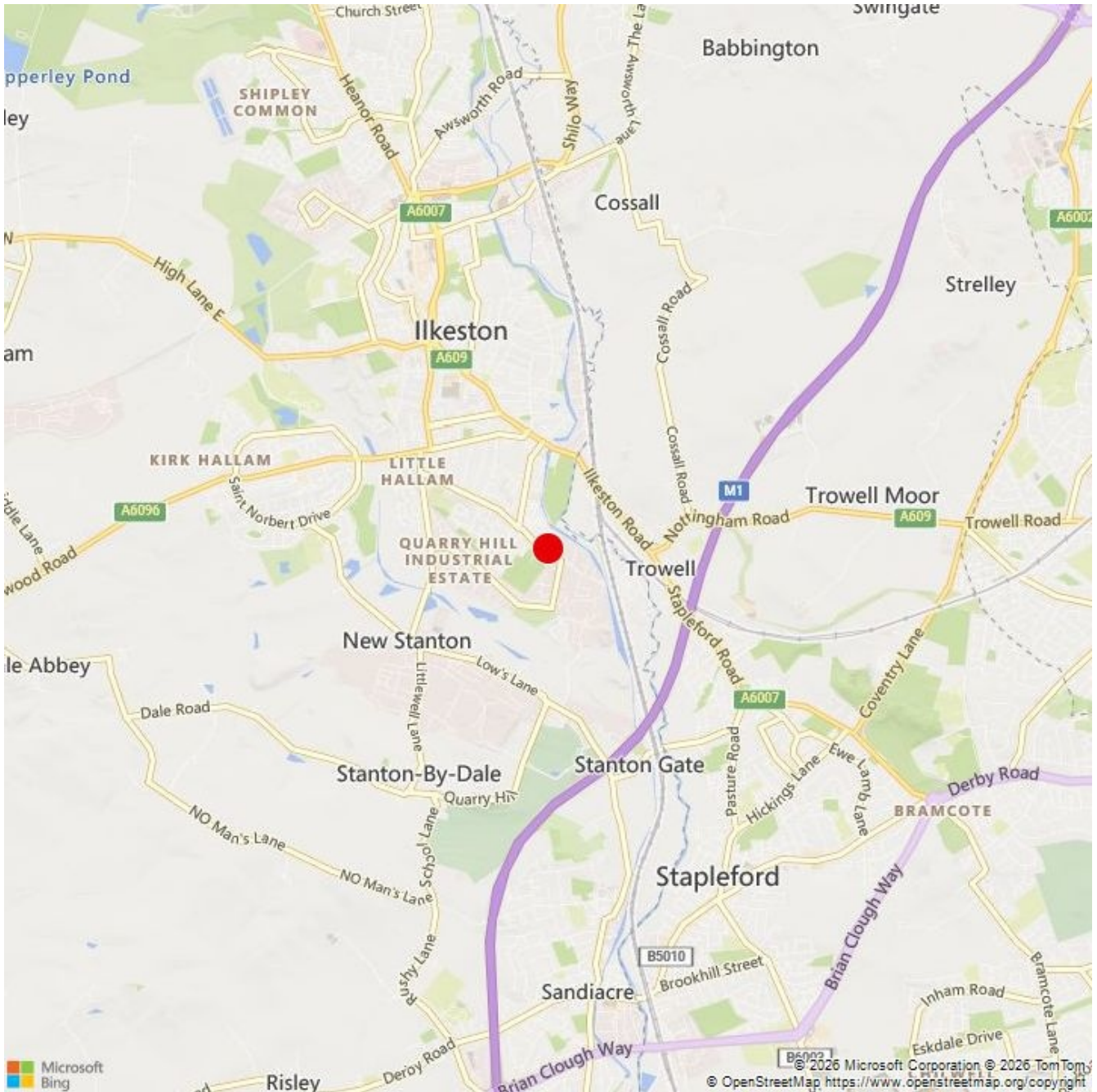
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.

4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

OMEETO

## TO LET - WAREHOUSE



### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

[omeeto.co.uk](http://omeeto.co.uk)

