



The Factory, Lower Granby Street, Ilkeston, Derbyshire, DE7 8DJ

WAREHOUSE/TRADE COUNTER OPPORTUNITY

TO LET - Detached Industrial/Trade Counter Unit

- Offering approximately 3,559 sq. ft. / 331 sq. m of accommodation (GIA).
- Includes a self-contained forecourt providing onsite parking and loading provisions.
- Located within 1 mile of Ilkeston town centre.



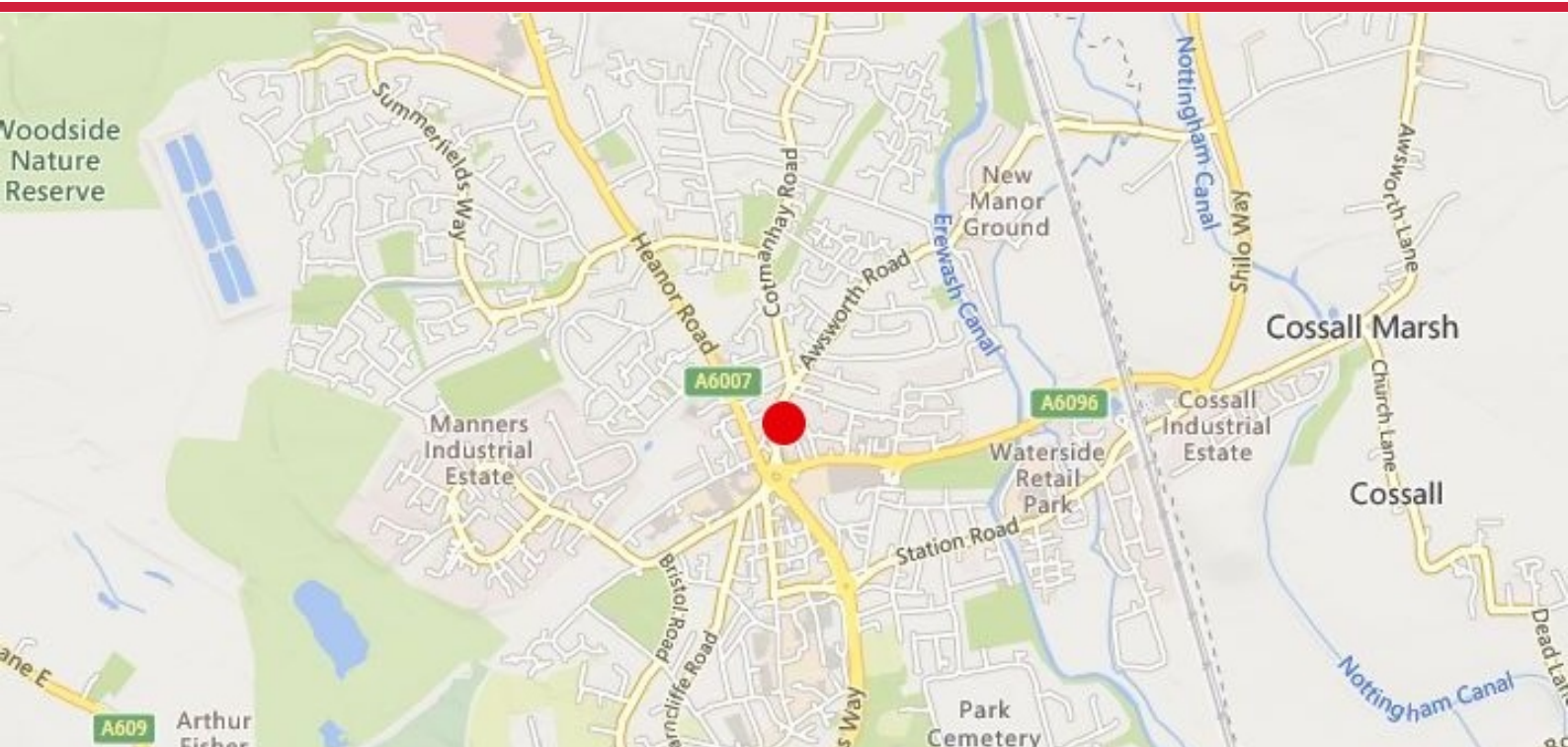
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Location

Ilkeston is a large market town situated within the county of Derbyshire, close to the border with Nottinghamshire. The town relied upon the mining industry for large proportion of its employment and with following decline of the industry in 1970s to 1980s a more diverse range of modern industry has become established, largely based around modern planned industrial estates at Quarry Hill and Manners Avenue.

More specifically, the subject property is located on the edge of Ilkeston town centre on Lower Granby Street, with the surrounding uses providing a mixture of industrial/warehouse, trade counter and retail accommodation, including a large Tesco Supermarket nearby.

The property also benefits from easy accessibility to major commuter links, including junction 26 of the M1 motorway and the A52 linking Derby to Nottingham.

Description

The subject property comprises a detached warehouse building of steel portal-frame construction with brick and block elevations beneath a steel-clad roof (pitched and flat) incorporating translucent roof lights and timber-framed single-glazed windows to the elevations.

Internally, the property comprises an open-plan L-shaped warehouse accommodation with ground-floor reception, kitchenette, small storage room and WC facilities, along with a further two offices to the first floor.

Also included is a second rectangular-shaped interconnecting warehouse, currently separated by a manual roller shutter door (measuring 2.3 m wide by 2.4 m high). The specification of the

warehouse accommodation includes concrete flooring, fluorescent tube lighting, gas fired blower heaters and a minimum eaves height of 2.4 m within the L-shaped warehouse and 2.86 m within the rectangular warehouse.

The office accommodation incorporates carpet floor coverings, fluorescent tube lighting and central heating.

Accommodation

The accommodation has been measured on a gross internal area basis in accordance with the RICS code of measurement practice (6th edition).

Total Gross Internal Area: - 3,559 sq. ft / 331 sq. m

Planning

We understand that the property benefits from planning consent for use class E, but it may be suitable for alternative uses subject to gaining the necessary planning consents.

All planning information should be confirmed with the local authority.

Services

It is understood that all mains services are either connected or available at the subject property.

Business Rates

The subject property is currently listed on the valuation office website as having a rateable value of £11,750.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available to rent at £19,500 per annum exclusive.

Energy Performance

To be assessed.

VAT

All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs in connection to this transaction.

Viewing

Strictly via appointments with sole agents BB&J Commercial.



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