



**TO LET**

# THE ROPEWALK INDUSTRIAL ESTATE

STATION ROAD, ILKESTON,  
DERBYSHIRE DE7 5HX

**41.52 – 461.51 sq m (447 – 4,968 sq ft)**

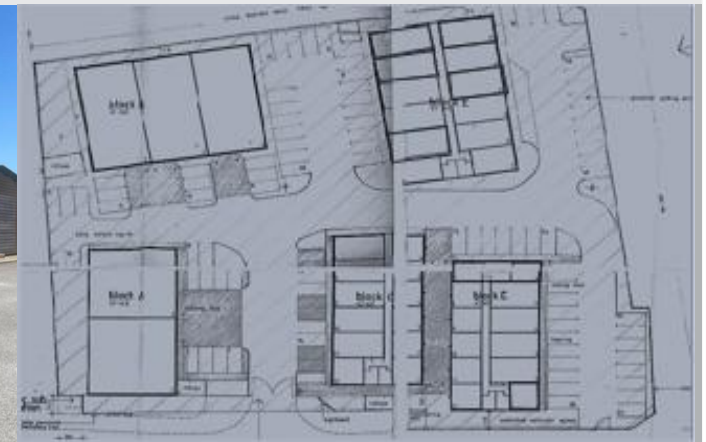
Small industrial units available on flexible lease terms

- Well established industrial estate
- Good access to A610 & J26, M1
- Secure gated site
- Car parking available
- Flexible lease terms
- Great for start-up companies
- Incentives available if leasing multiple units



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

The property forms part of The Ropewalk Industrial Estate in Ilkeston, situated in close proximity to J26 of the M1 motorway via the A610 and is easily accessible to Ilkeston Town Centre.

The estate itself is positioned just off Station Road in Ilkeston, opposite The Waterside Retail Park which is home to occupiers including Halfords, M&S Simply Food and a Vauxhall Motor Showroom.

## DESCRIPTION

The estate comprises small industrial units with clear span warehouse space on a secured gated estate.

The specification for the units includes:

- Double wooden doors
- Concrete flooring
- Cladded roof
- Single phase power
- Communal toilets

## SERVICES

Electricity, water and drainage are evident within the properties, but we can provide no warranty with regard to capacity or connectivity.

## ACCOMMODATION/RENT

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	Sq m	Sq ft	Available from	Rent & service charge per month	Rateable Value
Unit B2	184.13	1,982	Available	£2,176.92 + VAT	£12,000
Unit C3/C4	44.59	480	Available	£716.83 + VAT	£4,150
Unit D5	38.28	412	Available	£615.28 + VAT	£2,600
Unit D6/D7	66.88	720	Available	£1,205.24 + VAT	£3,950
Unit D8/D9	44.59	480	Available	£716.83 + VAT	£4,200
Unit E4	41.52	447	Available	£667.54 + VAT	£3,850
Unit E11	41.52	447	Available	£667.54 + VAT	£3,950

## EPC

Please contact the marketing agents for further details.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class B2 & B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order revised 2020.

## TENURE

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

## SERVICE CHARGE

An Estate service charge is levied to cover the costs of external common area maintenance.

## VAT

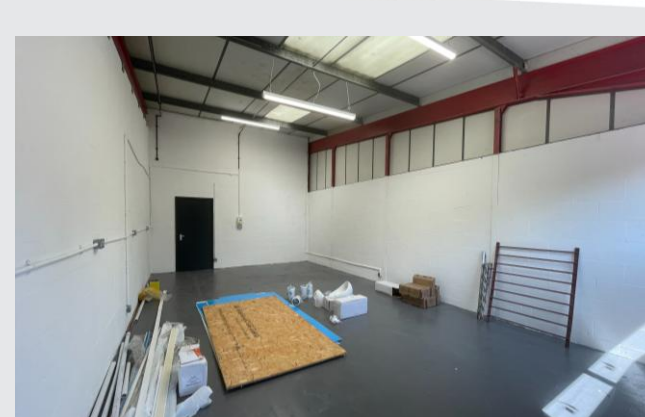
VAT is applicable to the rent and service charge at the prevailing rate.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

**ALICIA LEWIS**  
07517-905795  
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**JAMES McARTHUR**  
07980-673531  
james@ng-cs.com

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www