

WAREHOUSE , TO LET

11 & 12 HALLAM FIELDS BUSINESS PARK, HALLAM FIELDS ROAD

Ilkeston, DE7 4AZ



KEY FEATURES

- Rent: £12,384 per month
- 49,536 Sq Ft (4,601.89 Sq M)
- Optional +11,832 sq ft available at lower Grd Flr
- 3 dock loading doors
- 35 car parking spaces plus trailer parking
- 1 Mile from Ilkeston Town Centre
- 4 Miles from J25 and 6 miles from J26 M1
- 600 kVA substation serving the site

OMEETO DERBYSHIRE

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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. Block C at Hallam Fields Business Park, Hallam Fields Road, DE7 4AZ occupies a prominent position on a popular and established industrial estate, just 1 mile south-east of Ilkeston town centre.

The site benefits from 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.

Industrial units Ilkeston | warehouse to let Derbyshire | workshop space DE7 | Warehouse close to the M1.

DESCRIPTION

Warehouse with offices, 3 dock loading doors and level vehicle access. Forecourt yard for parking, storage, deliveries and loading. Fenced and gated site.

Dock loading doors measure 2.74m wide × 2.45m high. Side vehicle access measures 3m wide × 3m high, with rear access measuring 2.58m wide × 2.4m high. Eaves height is 3.3m, rising to 5.3m at the ridge. Shared WC facilities.

Can be taken in whole, part or in combination with other units on the estate. An optional 11,832 sq ft of lower ground floor accommodation is marketed separately.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
11 & 12 Warehouse	49,536	4,601.89
TOTAL	49,536	4,601.89

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 except gas are connected to the site. A 600 kVA substation serves the site.

The agents give no guarantee in respect of connectivity or capacity, and interested parties must rely on their own investigations. Electricity will be sub-metered, and tenants shall pay a fair and reasonable proportion of utility standing charges.

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

Alternatively the industrial units to let are available on a new lease terms to be agreed. Flexible short-term leases will be considered.

RENT

The premises is available to rent for £12,384 per month.

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 B - E(106)

VIEWING

Please contact us or visit 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.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

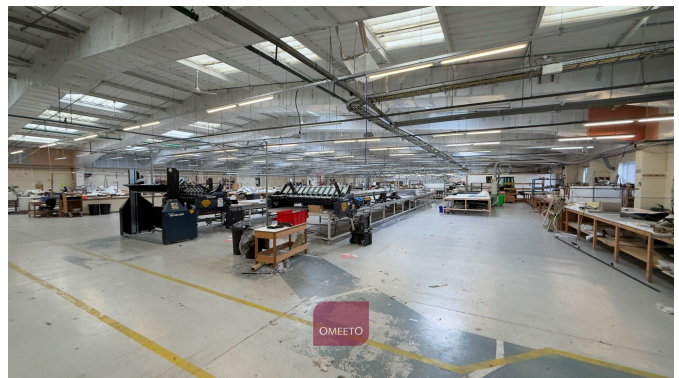
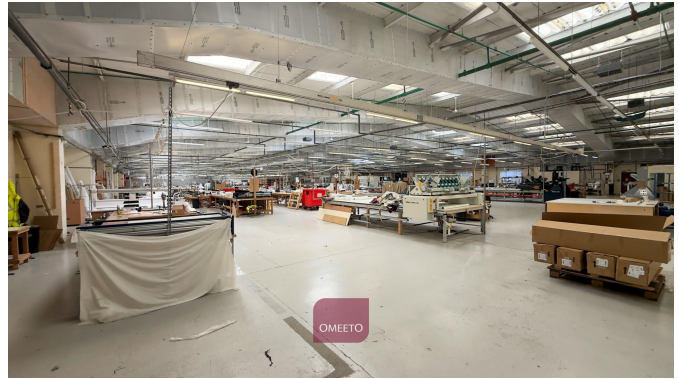
10-Sep-2026

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

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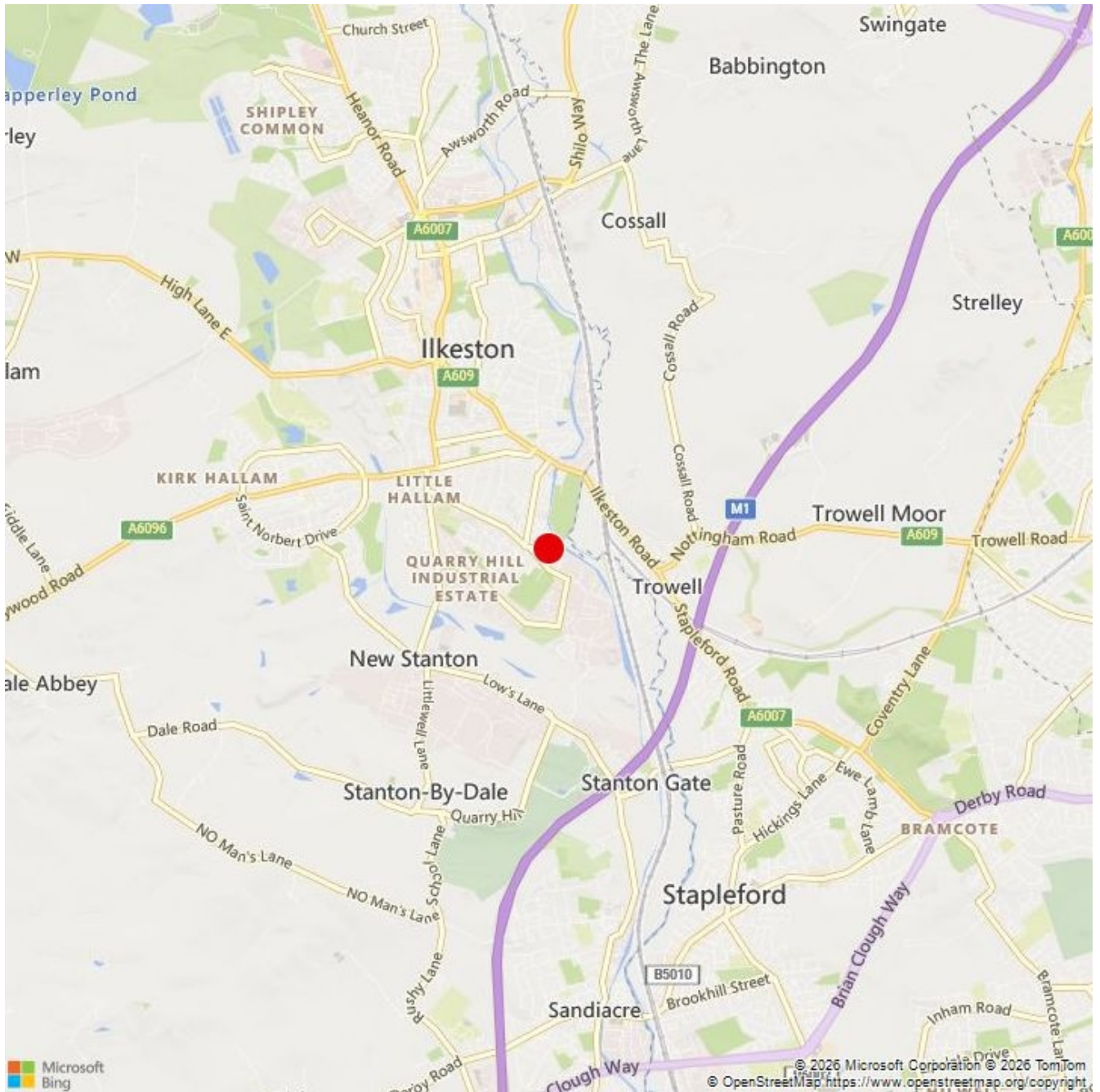
IMPORTANT NOTICE

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.



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