

INDUSTRIAL UNIT, TO LET

10A BOOTHS TRADING ESTATE, AWSWORTH ROAD

Ilkeston, DE7 8HX



KEY FEATURES

- Rent: £3,500 per month
- 3,552 Sq Ft (329.98 Sq M)
- Unit with 0.2 acre yard
- Superbly positioned
- 0.8 Miles from Ilkeston Town Centre
- 3 miles from A610
- 0.3 Miles from the Aldi Island with A6007

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TO LET - INDUSTRIAL UNIT

LOCATION

Ilkeston is a popular market town within the Erewash Borough of Derbyshire, situated approximately 7 miles west of Nottingham and 10 miles north east of Derby.

The unit to let is located on Booths Trading Estate which is just off the busy the ring-road of Ilkeston. The location offers excellent access to services, amenities and commuter links; Ilkeston Town Centre lies to the east. The A610 trunk road (Ikea island) lies 3 miles to the north, this connects with J26 of the M1 just 4.8 miles to the east.

DESCRIPTION

Warehouse with 0.2 acre yard. 0.8 Miles from Ilkeston Town centre. Unit benefits from new roof, single shutter door (2.7m w x 2.85m h), its own kitchen and WC. On established estate. Preference for established company with good credit profile.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	3,552	329.98

PLANNING

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

SERVICES

All mains services with the exception of gas are connected to the property. We are advised 3 Phase electric is connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

SERVICE CHARGE

The landlord recharges building insurance at £0.30p per sq ft.

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

TENURE

Industrial Unit to let by way of a new lease.

RENT

The premises is available to rent for £3,500 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

C (70)

VIEWING

Please check our website for a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded square background.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

10-Dec-2025

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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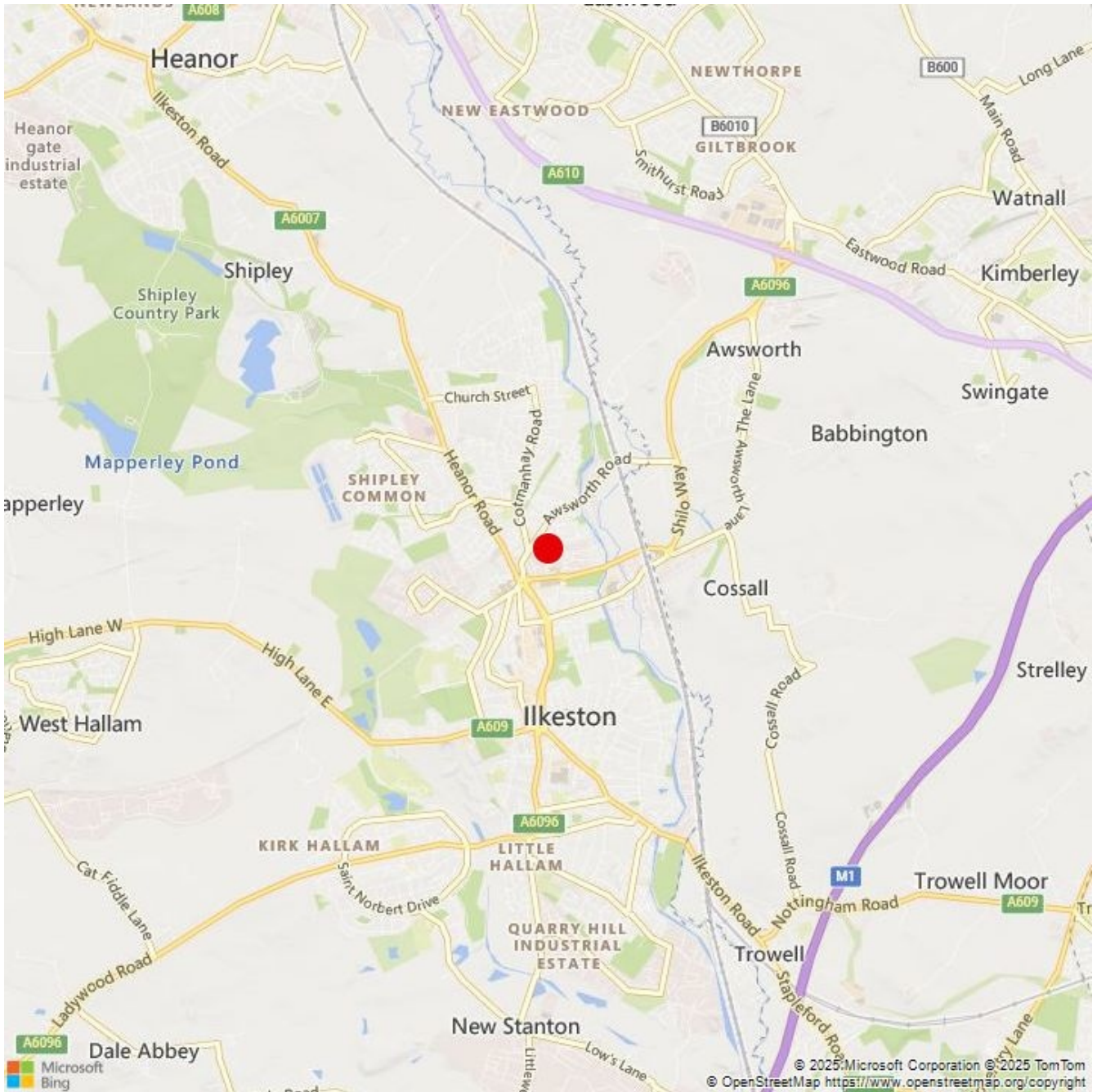
IMPORTANT NOTICE

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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