TO LET £1,000 Plus VAT Per Calendar Month

Unit D6/7 The Ropewalk Industrial Estate, Ilkeston, DE7 5HX

- Business Unit / Office
- Excellent Transport Links
- Good On-site Parking
- Flexible Terms
- Established Commercial Location
- Secure Gated Estate
- GIA - 66.89 sq m (720 sq ft)
- Suitable For a Variety of Uses (STP)

Wellington House
Wellington Circus
Nottingham
NG1 5AL

0115 784 3525

www.commerciallist.co.uk

Commercial List

LOCATION
The Ropewalk Industrial Estate is accessed off Station Road, approximately 1 mile from Ilkeston town centre. The wider area is of mixed use comprising a variety of residential, shops, commercial units and eateries. Occupiers within the immediate vicinity include Martin's Metals, ATS and Precisions Audio Solutions. The estate benefits from excellent transport links with the A610, M1 and Ilkeston Train Station close by.

Ilkeston is a town in Derbyshire situated approximately 9 miles west of Nottingham, 10 miles north of Derby and 35 miles north of Leicester.

DESCRIPTION
This business premises is of steel portal frame construction with brick / blockwork walls and provides office/storage accommodation with kitchenette. The unit has two personnel entrances and use of shared W.C facilities. The unit benefits from a secure gated estate, solid concrete floor, good on-site parking and a part glazed elevation.

ACCOMMODATION
We have been informed that the approximate gross internal floor area is as follows;

TOTAL GIA - 66.89 sq m (720 sq ft)

SERVICES
We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES
From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £3,950

This unit may be eligible for small business rates relief. However, interested parties should make their own enquiries as to the amount of rates payable.

TERMS
The unit is available TO LET on a new full repairing and insuring lease for a flexible term to be negotiated at an asking rent of £1,000 plus VAT per calendar month.

Please note there is a service charge payable on the estate of approximately £2,462.40 plus VAT per annum.

EPC
Energy rating - E

VAT
We understand that VAT is payable on the rent.

LEGAL COSTS
The tenant is to contribute £350 plus VAT towards the landlord's legal costs.

VIEWING
For an appointment to view or further information please contact;

Commercial List
e: enquiries@commerciallist.co.uk t: 0115 784 352

AGENT NOTES
Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.