

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

30 Clarendon Street
Nottingham
NG1 5HQ
Tel: 0115 941 5241

·PARTICULARS·

TO LET

**UNIT 2 ST ANDREWS COURT
MANNERS AVENUE
MANNERS INDUSTRIAL ESTATE
ILKESTON
DERBYSHIRE
DE7 8EF**



- **419 m² (4,512 ft²) GIA**
- **Modern Light Industrial Warehouse**
- **Designated Parking**
- **Established Industrial Location**
- **Fast Communication Links (A52, M1 J26 & Ilkeston Town Centre)**



LOCATION

The property is located in the established Manners Industrial Estate, with frontage to Manners Avenue.

Within close proximity to Manners Avenue is the A6007 providing fast communication links to Ilkeston and Heanor town centres. The A6096 provides good access to J26 of the M1 Motorway, approximately 5 miles distance to the East.

Located approximately 7.5 miles to the south east of the property is Nottingham City Centre with Derby City Centre being approximately 10.5 miles distance to the south west.

DESCRIPTION

The property comprises a modern light industrial unit extending to approximately 419 m² (4,521 ft²) having a minimum eaves height of approximately 7.3 metres.

The property is of steel portal frame construction with brick/block plinth wall up to approximately 2.5m with 10% translucent double skin roof lights and double glazed powder coated aluminium framed windows.

The property has a sectional insulated roller shutter door and personnel access door to the front elevation. Parking is available to the front and side elevations.

We understand that all mains services are connected to the property including gas, 3 phase electricity, mains water and drainage.

ACCOMMODATION

We confirm the property has been measured in accordance with the current Code of Measuring Practice of The Royal Institution of Chartered Surveyors and is measured on a gross internal area basis.

Gross Internal Area	419 m ²	4,521 ft ²
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PLANNING

We understand that the property has current planning consent for use as B1 (Light Industrial), B2 (General Industrial) and B8 (Warehouse/Distribution). Any prospective tenant should make enquiries with Erewash Borough Council.

RATING

We have made enquiries of the Valuation Office Agency and the premises are currently assessed for business rates purposes as follows:

2010 Rateable Value £ 18,750

Prospective Tenants should make their own enquires relating to the business rates payable for their specific occupation.

TENURE

The premises are available to let on a new Lease on terms to be negotiated subject to contract and satisfactory covenant. The Lease is to be excluded from the security of tenure provisions within the Landlord and Tenant Act 1954.

RENT

The premises are available To Let at an annual rental of **£25,000 (Twenty Five Thousand Pounds) exclusive.**

VAT

We have been informed that VAT will not be payable on the rent.

COSTS

Each party is to be responsible for their own legal and other costs in any transaction.

VIEWING

Strictly by appointment only through the sole agents:

Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ

Tel: 0115 941 5241
DCB/299

David Bladen

E-mail: dcb@mussonliggins.co.uk

SUBJECT TO CONTRACT





Location Plan (For Identification Purposes Only)

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

- i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
- ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following:

- 1 All dimensions, distances and floor areas are approximate and for guidance purposes only.
- 2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.
- 3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.
- 4 All plans supplied by the Agents are provided solely to assist in the identification of the property.
- 5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
- 6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.



❖ AGENCY & MARKETING

- Acquisitions of Freehold and Leasehold properties
- Sale and letting of Freehold and Leasehold commercial and industrial property
- Marketing reports
- Property searches
- Relocations

❖ LANDLORD AND TENANT ADVICE

- Rent reviews for Landlords and Tenants
- Lease renewals
- Arbitration
- Schedules of dilapidations and condition

❖ INVESTMENT

- Advice on acquisition and disposal of Freehold and Leasehold income producing properties
- Advice on creation of investment from vacant properties

❖ VALUATIONS FOR ALL PURPOSES

- Security/mortgage including goodwill
- Taxation and investment
- Asset and balance sheet
- Fire insurance for reinstatement purposes

❖ HEALTH CARE

- Providing advice on value and business appraisal
- Cash flow
- Staffing and funding, development site
- Sales and acquisitions

