MUSSON
LIGGINS

ILKESTON

THE FORGE BUSINESS CENTRE

TO LET

67.15 sq m - 723 sq ft

£15,000

PER ANNUM (BILLS INCLUDED)

Room 5
The Forge Business Centre
Lower Granby Street
Ilkeston
DE7 8DJ

0115 941 5241

william@mussonliggins.co.uk

mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises office space within a larger newly built business centre.

FEATURES

- BILLS INCLUDED
- SHARED WC/KITCHENETTE FACILITIES
- DESIGNATED PARKING
- NEW BUILD

Room 5,
The Forge Business Centre
Lower Granby Street
Ilkeston
DE7 8DJ

Office	Sq M	Sq Ft
1	44.81	482
2	46.92	505
3	42.55	458
5	**67.15**	**723**
6	15.28	164

LOCATION

The subject property is situated off Lower Granby Street within The Forge Business Centre, located close to Ilkeston town centre.

Lower Granby Street connects with the main retail and commercial areas of Ilkeston, providing convenient access to local amenities, including a nearby Tesco store. The surrounding area comprises a mix of light industrial, trade counter and commercial uses, with residential areas in close proximity.

The property is approximately a 5-minute walk from Ilkeston Train Station. In addition, bus stops offering frequent services to both Nottingham and Derby are located around a 1-minute walk from the property.

The site also benefits from good road links, with the A6007 and A609 providing routes towards both Nottingham and Derby. Junctions 25 and 26 of the M1 Motorway lie approximately 6 miles to the south, offering direct access to the wider regional and national road network.

DESCRIPTION

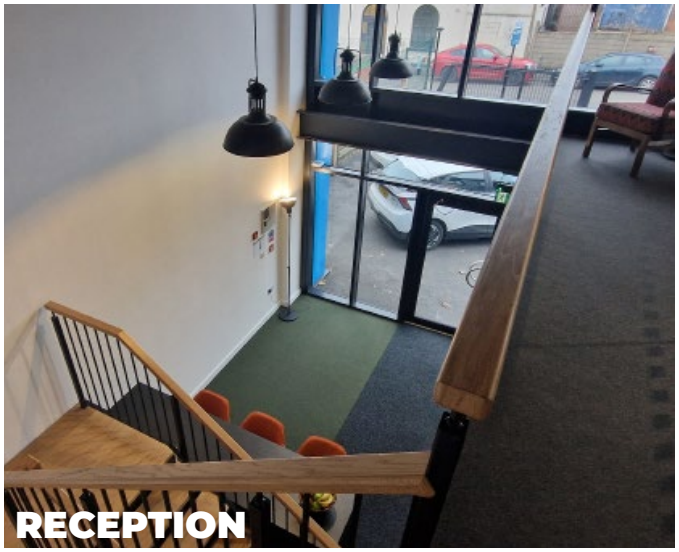
The subject property comprises office space within a newly constructed detached office building.

The offices are finished to a modern specification and are suitable for a range of small business or professional uses.

The spaces all benefit from shared WC and kitchenette facilities, along with designated parking for up to one vehicle, all within a well-maintained and secure business environment.

The space further benefits from:

- EV Charging points
- Fully automated access control system, including number plate and facial recognition entry
- Internet and Wi-Fi networking included
- Secure on-site server room with 24/7 monitored CCTV throughout
- Underfloor heating throughout, with additional facilities including a shower room and a breakfast bar in the reception area.



RECEPTION

CAR PARK

CAR PARK

RENT

All quoted rents are inclusive of the following:

- Insurance
- Wifi
- Cleaning of common areas
- Utility costs

SPACE

Office 1:	482 sq ft	LET AGREED
Office 2:	505 sq ft	LET AGREED
Office 3:	458 sq ft	LET AGREED
Office 5:	**723 sq ft**	**£15,000 pa**
Office 6:	164 sq ft	LET AGREED

Interested parties are encouraged to contact us for the latest availability

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Erewash Borough Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available on a new lease on terms to be agreed.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

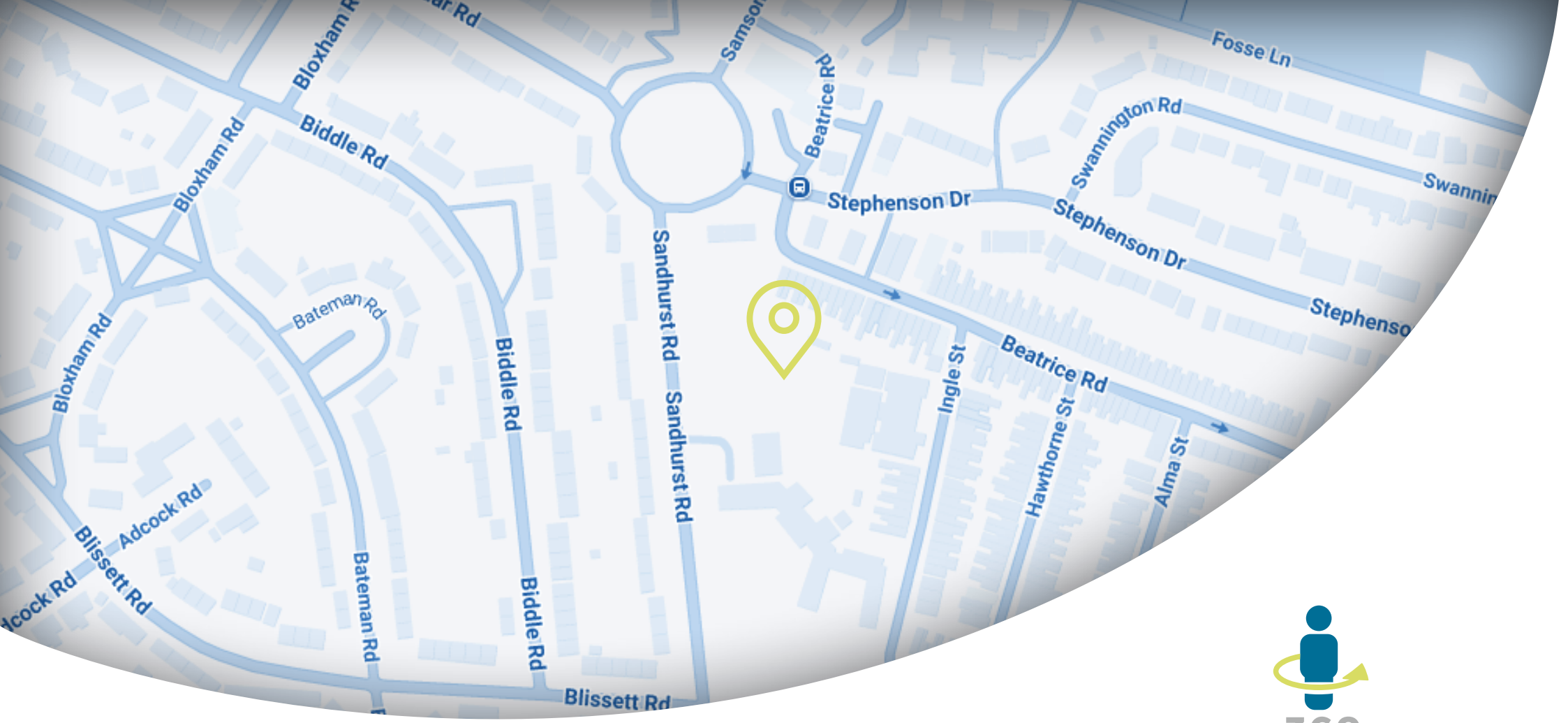
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

William Cowley
William@mussonliggins.co.uk



360 VIRTUAL TOUR

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

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Beeston, Nottingham NG9 2PA

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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

WILLIAM COWLEY
APPRENTICE SURVEYOR

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