



Unit 4
Rutland Court
Manners Ind Est
Ilkeston
Derbyshire
DE7 8EF

£25,500
PER ANNUM EXCLUSIVE

END TERRACE INDUSTRIAL UNIT

398.39 sq m (4,286 sq ft)

Approximate Gross Area

TO LET

FEATURES INCLUDE....

ROLLER SHUTTER DOOR | WC AND KITCHENETTE FACILITIES | AMPLE PARKING

Location

The property is located on Rutland Court which comprises a terrace of industrial units situated to the Western side of the Industrial Estate with a communal access via the main Service Road, Manners Avenue.

Manners Industrial Estate has good transport links with Junction 26 of the M1 Motorway located approximately 5 miles to the East accessed by the A610. The commercial centres of Nottingham and Derby are located within 8 miles and 6 miles distance respectively.

Ilkeston is considered to be a self-sufficient Derbyshire market Town, providing many facilities including leisure, public houses, restaurants and a diverse retail community and is well known in the area for its charter fair and the local Stanton Ironworks

Description

The subject property comprises a modern end of terrace industrial unit and is of steel portal frame construction, with brick/blockwork walls surmounted by profile steel sheet cladding, with similar clad roofing incorporating translucent roof lights.

Access to the site is shared with neighbouring businesses via a steel gate. The property is enclosed by a Palisade fenced boundary.

Internally there is a ground floor/first floor office with kitchenette, WC facilities and mezzanine storage area. The property is accessed via a roller shutter door and designated entrance.

Externally, there is ample parking within the compound plus additional spaces towards the front of the property



Accommodation

GF Factory	381.99 m ² (4,110 Ft ²)
FF	16.40 m ² (176 ft ²)
Mezzanine	20.80 m ² (224 ft ²)
Total	398.39 m² (4,268 ft²)

Approximate Internal Area

Planning

Interested tenants must satisfy themselves that the premises have consent for their intended use.

For further information, please contact Erewash Borough Council on 0115 9072244.

Business Rates

The property has a current Rateable Value of £20,500

This is not the amount you will pay. For further information please contact Erewash Borough Council on 0115 9072244.

Rent

£27,500 Per Annum Exclusive

Terms

The property is available by way of a new Lease on terms to be agreed.

VAT

Unless stated all prices are quoted exclusive of VAT.

EPC

A copy of the EPC is available upon request.

Legal Costs

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

Services

We understand that electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.