

West Hallam Industrial Estate - Romney units

Cat and Fiddle Lane West Hallam Ilkeston DE7 6HD

Warehouse | 3,424 - 6,851 ft²



24/7 security



Good connectivity to J25 and J26



Affordable rents

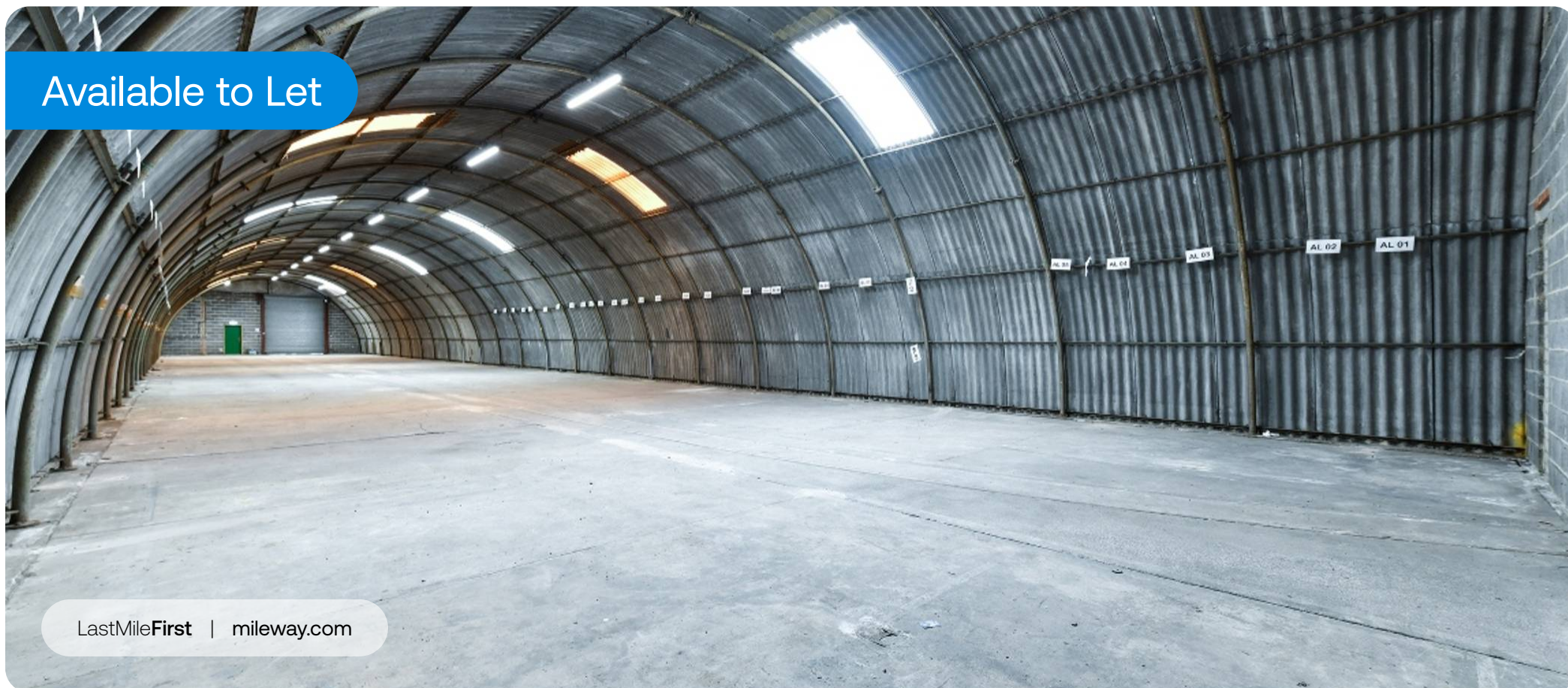


Flexible terms offered



Storage/warehouse units

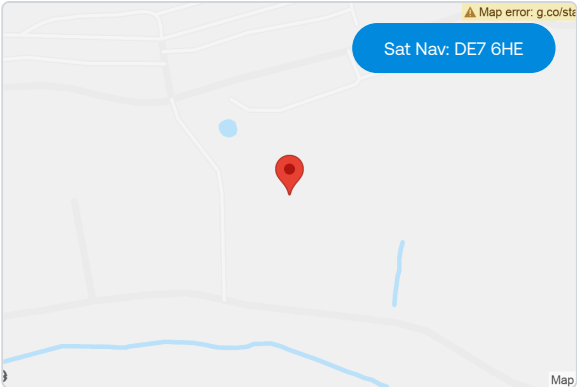
Available to Let





Description

West Hallam Industrial Estate covers 118 acres and includes 106 buildings totalling 128 million sq ft. The estate is fully secure, with CCTV and full perimeter fencing and benefits from 24/7 security incorporating a gatehouse at the entrance of the site off Cat Fiddle Lane. These small industrial units offer concrete flooring with strip lighting which are suitable for storage. Warehouses available to rent from £1,250 PCM. Further units are available. Rental space not suitable for leisure.



Location

Located in South Derbyshire, approximately 7 miles north east of Derby and 10 miles west of Nottingham, the estate is located on Cat Fiddle Lane close to its junction with Station Road. The estate benefits from good road links with Junction 25 of the M1 located approximately 6 miles south east via the A 52 and Junction 26 of the M 1 located approximately 9 miles north east via the A 610.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

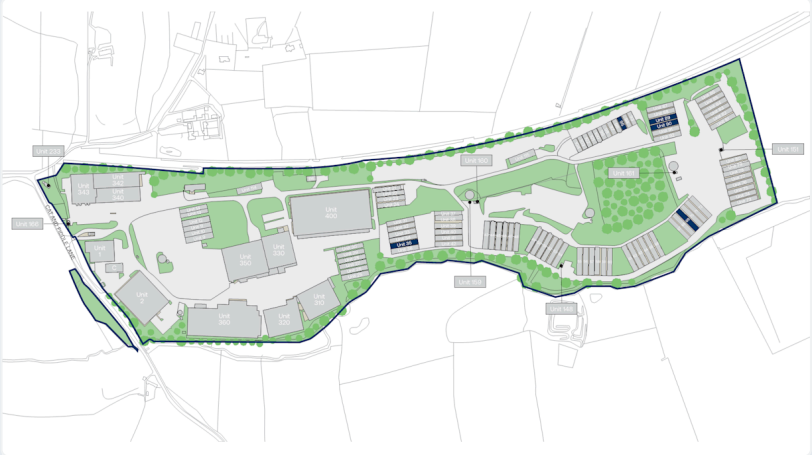
Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Romney 35	Warehouse	6,851	Immediately	1,500
Romney 69	Warehouse	6,851	Immediately	1,500
Romney 89	Warehouse	6,851	Immediately	1,500
Romney 90	Warehouse	6,851	Immediately	1,500
Romney 95	Warehouse	3,424	Immediately	1,250
Total		30,828		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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