



# West Hallam Industrial Estate

Ilkeston, Derbyshire, DE7 6HE

151,783 sq ft

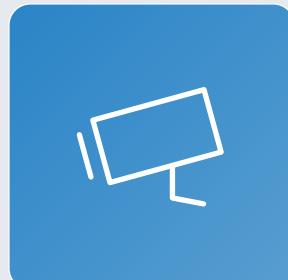
LastMileFirst | [mileway.com](http://mileway.com)

# Land available to let

151,783 sq ft



24/7 security and  
secure access



CCTV



Located 10 miles  
west of Nottingham



Flexible lease terms



Suitable for a  
variety of uses

Storage land within West Hallam Industrial Estate. 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. The available site comprises of hardcore and grass land and is available immediately and is suitable for a variety of uses. There is an hours restriction for Heavy Goods Vehicles with no movements between 10pm and 4am any day and only between 12 noon and 2pm on a Sunday.



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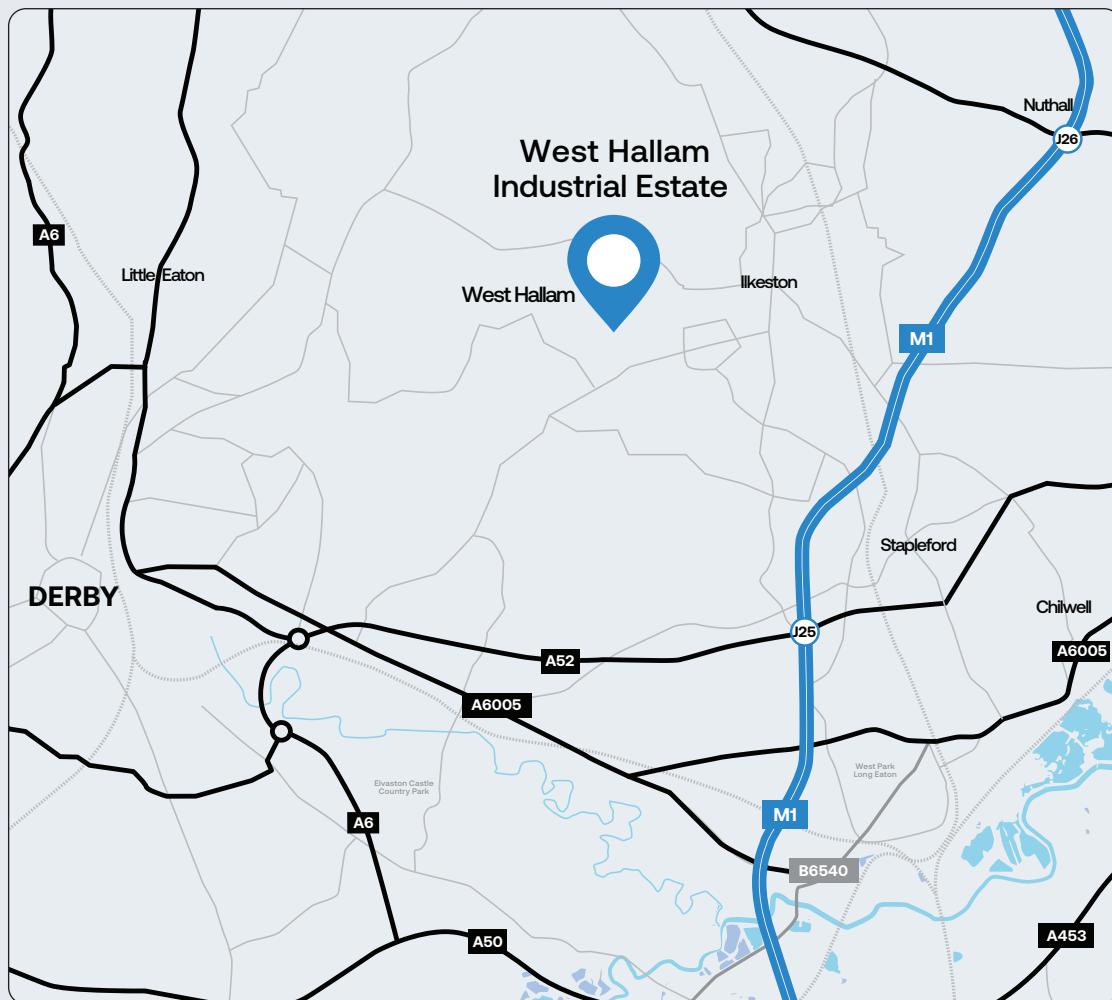


## Site Plan

Unit	Property Type	Size (Sq Ft)	Availability
Land	IOS Class 3	70,718	Under offer
EA 18	IOS Class 3	72,953	Immediately
EA5B	IOS Class 3	8,112	Immediately
Total	-	151,783	-



# 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 A52 and Junction 26 of the M1 located approximately 9 miles north-east via the A610.

## Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

## Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

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[Book a viewing](#)

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### Further information:

#### EPC

EPC is available upon request.

#### VAT

VAT will be payable where applicable.

#### 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.

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