

# West Hallam Industrial Estate - Romney units

Cat and Fiddle Lane West Hallam Ilkeston DE7 6HD

Warehouse | 3,476 - 6,851 ft<sup>2</sup>



24/7 security



Good connectivity to J25 and J26



Affordable rents



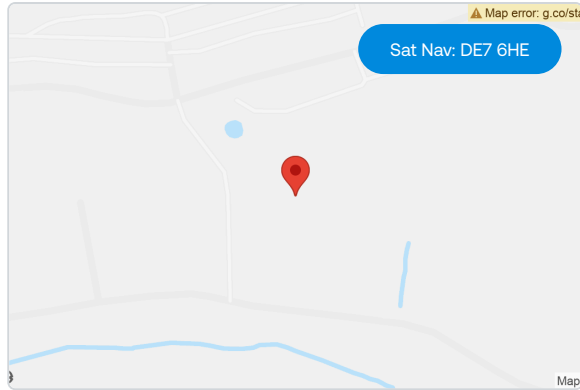
Flexible terms offered



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 £1,500 PCM. Further units are available.

Rental space not suitable for leisure.

## 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.

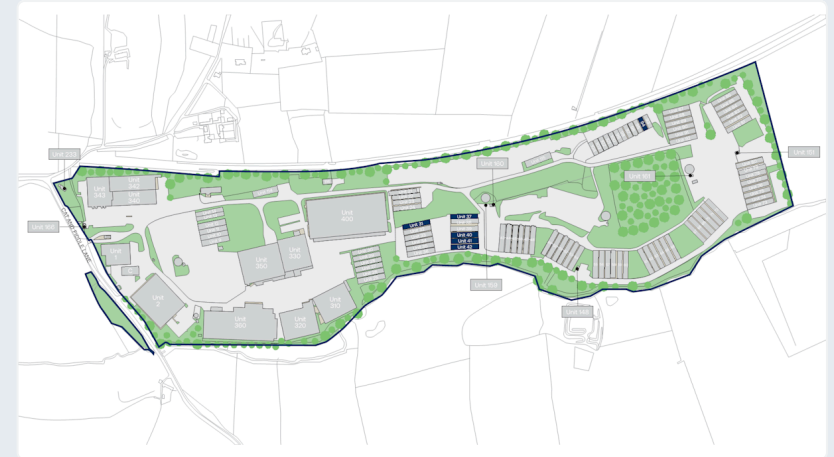
[Book a viewing](#)

**Mileway**

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## 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Romney 29	Warehouse	6,851	Immediately	1,665
Romney 31	Warehouse	6,851	Immediately	1,665
Romney 37	Warehouse	6,851	Immediately	1,665
Romney 40	Warehouse	6,851	Immediately	1,665
Romney 41	Warehouse	6,851	Immediately	1,665
Romney 42	Warehouse	6,851	Immediately	1,665
Romney 94	Warehouse	3,476	Immediately	870
<b>Total</b>		<b>44,582</b>		

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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