

Unit 3, Eagle Road, Quarry Hill Industrial Estate, Ilkeston, Derbyshire DE7 4RB

Buy!

Light Industrial Unit on Well Established Industrial Estate

99 sq m (1,066 sq ft)

- Light industrial unit / workshop with office and staff facilities
- Front car parking and loading within gated yard
- Situated on the popular Quarry Hill Industrial Estate
- 3 miles north of J25 of M1 motorway

£165,000 Freehold



Location

The property is located on the established and popular Quarry Hill Industrial Estate in Ilkeston, Derbyshire.

The industrial estate has easy access to J25 of the M1 motorway, which is 3 miles away, and the location is relatively equidistant to both Nottingham and Derby city centres', which are both approximately 7.5 miles away.

The Property

The property comprises a mid terraced, light industrial / workshop unit which has the following internal specification.

Open span warehouse / workshop:-

- Three phase electricity
- Full height roller shutter door
- Separate pedestrian / staff entrance
- Strip lighting
- Staff office, kitchenette and WC

Externally the property provides front car parking via a shared access drive and front level loading.

Accommodation

	SQ M	SQ FT
Ground Floor Warehouse:	84	904
Ground Floor Office / Staff:	15	162
TOTAL:	99	1,066

Externally the property provides two car parking spaces to the front.

Tenure

The property is available to purchase freehold with vacant possession.

Business Rates

The property has the following rateable value:-

£5,900

The property is likely to qualify for full business rates relief for qualifying parties.

Planning

The property has planning for:-

E: (Commercial Business & Service)

B8: (Storage and Distribution)

VAT

VAT is applicable to the purchase price.

EPC

C-72

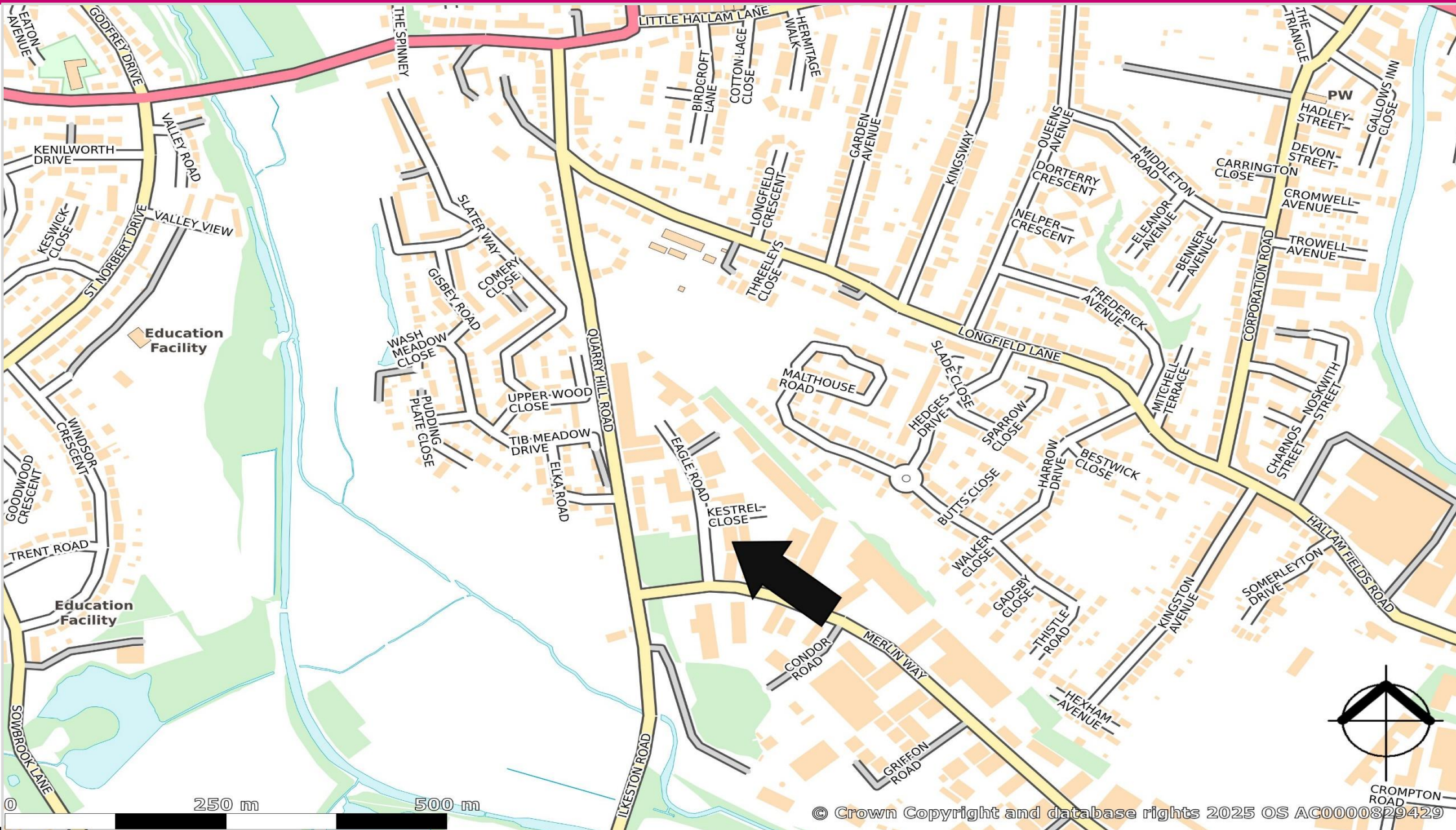
Price

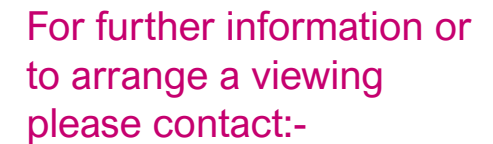
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