



Unit 2 Canalside Industrial Estate Ilkeston Road
Sandiacre, Nottingham NG10 5EA

£26,000 Per Annum



An opportunity to rent a brick and steel constructed light industrial unit offering approximately 3490sqft (325sqm) of overall internal space over two floors.

This relatively modern building has been previously used by a kitchen manufacturer with showroom and is now available immediately due to retirement.

With an internal footprint of approximately 190sqm (2040sqft) the ground floor comprises a "L" shaped workshop offering approximately 97sqm (1042sqft) of useable space of which 56sqm has a double height roof accessed from a roller door with 4.32m height clearance. Also located on the ground floor is an office, staff kitchen and toilet facilities. There is a generous ground floor show room offering approximately 59sqm (695sqft). With Cloaks/WC

To the first floor there is an office which sits over the ground floor office, as well as a useful shower room/WC. There are two mezzanines which including the office total 135sqm (1453sqft) of accommodation.

Situated within a small industrial estate with six designated parking bays, as well as additional parking in front of the doors for loading, etc.

Located on a busy feeder road and conveniently situated approximately 1 mile from Junction 25 of the M11 motorway, as well as the A52 Nottingham/Derby. The unit is also ideally placed for Stapleford, Long Eaton and Ilkeston.

All services are connected and there is central heating provided by a gas combination boiler and three phase electrics.



CENTRAL WORKSHOP

37'5" reducing to 21'7" x 16'2" increasing to 37'1" (11.41 reducing to 6.6 x 4.94 increasing to 11.31)
Offering approximately 96sqm overall and accessed from an electric roller door measuring 3.6 wide by 4.32 in height.

ENTRANCE LOBBY

With door to office, door to workshop and stairs to left hand first floor mezzanine.

GROUND FLOOR OFFICE

17'2" x 9'1" (5.25 x 2.77)
Double glazed windows to the front. Access to lobby which in turn gives access to staff kitchen and WC.

STAFF KITCHEN

7'3" x 6'1" (2.22 x 1.87)
A range of wall and base units with work surfacing, one and a half bowl stainless steel sink unit with hot and cold mixer tap.

WC

6'0" x 5'6" (1.85 x 1.69)
Wash hand basin and low flush WC.

SHOWROOM

36'6" x 17'5" (11.14 x 5.32)
Double glazed full height windows and double doors, stairs to right hand mezzanine.

Cloaks/WC

Comprising wash hand basin and WC.

FIRST FLOOR LOBBY

Giving access to office, shower room and left hand mezzanine.

FIRST FLOOR OFFICE

17'3" x 11'4" (5.27 x 3.46)
Double glazed windows to the front.

SHOWER ROOM

8'7" x 6'9" (2.64 x 2.06)
Wash hand basin, low flush WC and shower cubicle.

LEFT HAND MEZZANINE

21'3" x 20'10" (6.49 x 6.37)

RIGHT HAND MEZZANINE

33'2" x 17'2" (10.11 x 5.24)

Less stair opening

STAIR OPENING

17'7" x 6'0" (5.36 x 1.85)

Double glazed windows to the front and access to storage.

STORAGE

17'0" x 5'2" (5.2 x 1.6)

OUTSIDE

There is a courtyard to the front offering approximately 200sqm of open space with six marked out parking bays, as well as space to load/unload.

DIRECTIONS

From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the traffic light crossroads, turn right into Sandiacre and follow the road to the traffic light crossroads. At the lights, turn left towards Ilkeston on Town Street. Follow the road through the "S" bends onto Ilkeston Road where the unit can be found on the right hand side.

Ref: 7953PS

LEASE

Lease available immediately on a new FRI lease at £26,000 per annum. Term to be negotiated.

SERVICES

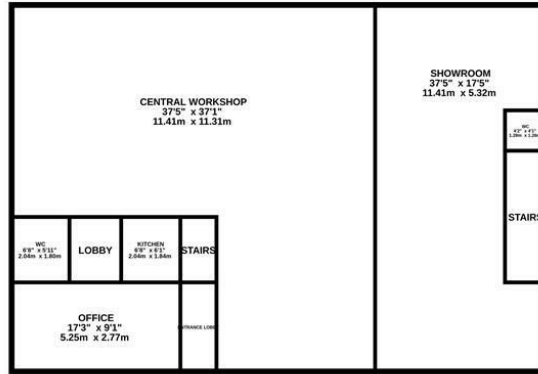
All services are connected to the property including three phase electric supply.

RATEABLE VALUE

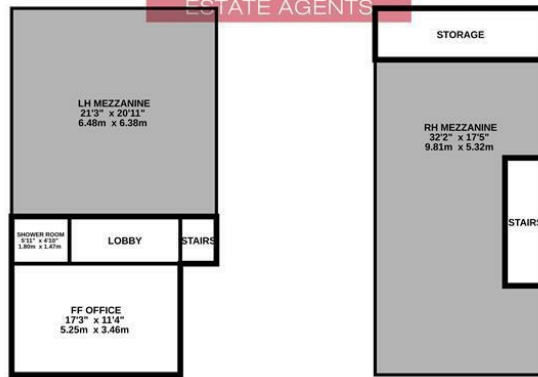
The current rateable value is £10,500. This is not the amount payable, but used to calculate business rates. It may be possible for the tenant to apply for small business rate relief. For further information and qualification, please check with the Local Authority, Erewash Borough Council.



GROUND FLOOR
2042 sq.ft. (189.7 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 2485 sq.ft. (230.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
*Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
*Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
*Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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