

**To Let**  
**Storage Land**  
**5.0 acres (2.04 hectares)**

Belfield Street / Millarship Way (A6096), Ilkeston, Derbyshire, DE7 8DU



- Accessed from Belfield Street
- Easy access to junction 26 of the M1 via A6096 and A610
- Established industrial/commercial location
- Incentives available to reflect necessary clearance of vegetation
- Available immediately

## Location

Ilkeston is a town in the Borough of Erewash in Derbyshire, close to both Nottingham and Derby and with easy access to J26 of the M1.

The site comprises a parcel of brownfield land situated between Millarship Way (A6096) and Belfield Street, forming part of an established commercial and industrial estate.

## The Site

A generally level site extending to approximately 5 acres, or thereabouts, with gated access from Belfield Street.

The site was previously cleared of vegetation which has since grown back and will require further clearance prior to use.

The landlord is prepared to consider incentives for the tenant to carry out such works at their own cost.

## Planning

Interested parties are recommended to make their own enquiries of the local authority as regards planning consent.

The local planning authority is Erewash Borough Council.

## Terms

The site is available to rent by way of a new lease for a term to be determined.

The lease will be drawn outside the Landlord & Tenant Act 1954.

## Rent

## VAT

We are advised that VAT will not be payable on the price paid.

## Legal Costs

Each party to the transaction will bear their own legal costs.

## Viewing:

All Viewings to be strictly by prior appointment through the sole letting agents, Raybould & Sons

Contact: Martin Langsdale

Tel: 01332 295555

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)





Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property who's Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. The Vendor does not make or give, any representation or warranty whatever in relation to this property. 5. The Vendor does not make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

Tel: 01332 295555 [raybouldandsons.co.uk](http://raybouldandsons.co.uk)