

Stephenson's House Stephenson's Way Wyvern Business Park Derby DE21 6LY

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

01332 295555

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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.

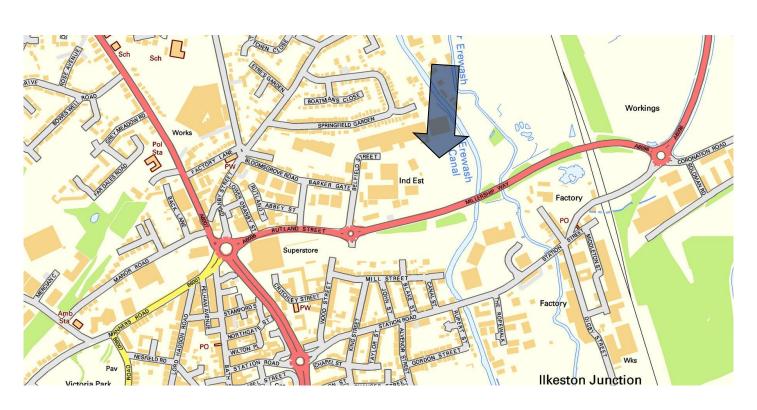
Viewing:

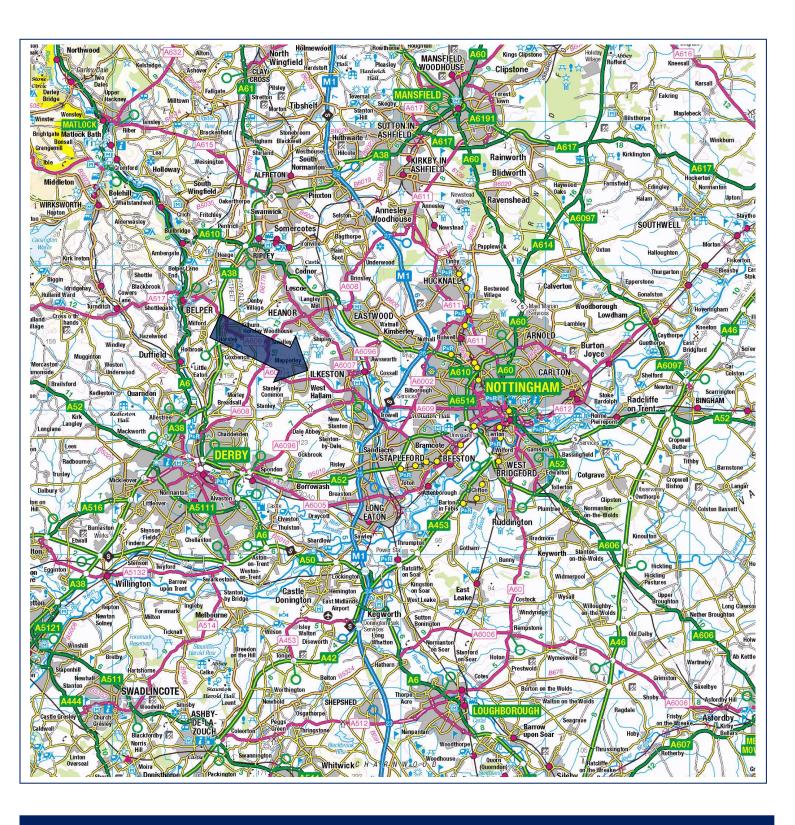
All Viewings to be strictly by prior appointment through the sole letting agents, Raybould & Sons

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