

UNITS
1-3

DIGBY STREET

ILKESTON _ DERBYSHIRE _ DE7 5TS

Comprehensively
refurbished units from
3,000 to 29,000 sq.ft

(278.71 to 2,294.19 sq.m)

CGI for indicative purposes only



LOCATION:

The site is located on the fringe of Ilkeston town centre on Digby Street just off the A6096 Station Road and provides excellent access to the A610 leading onto Junction 26 of the M1 Motorway.



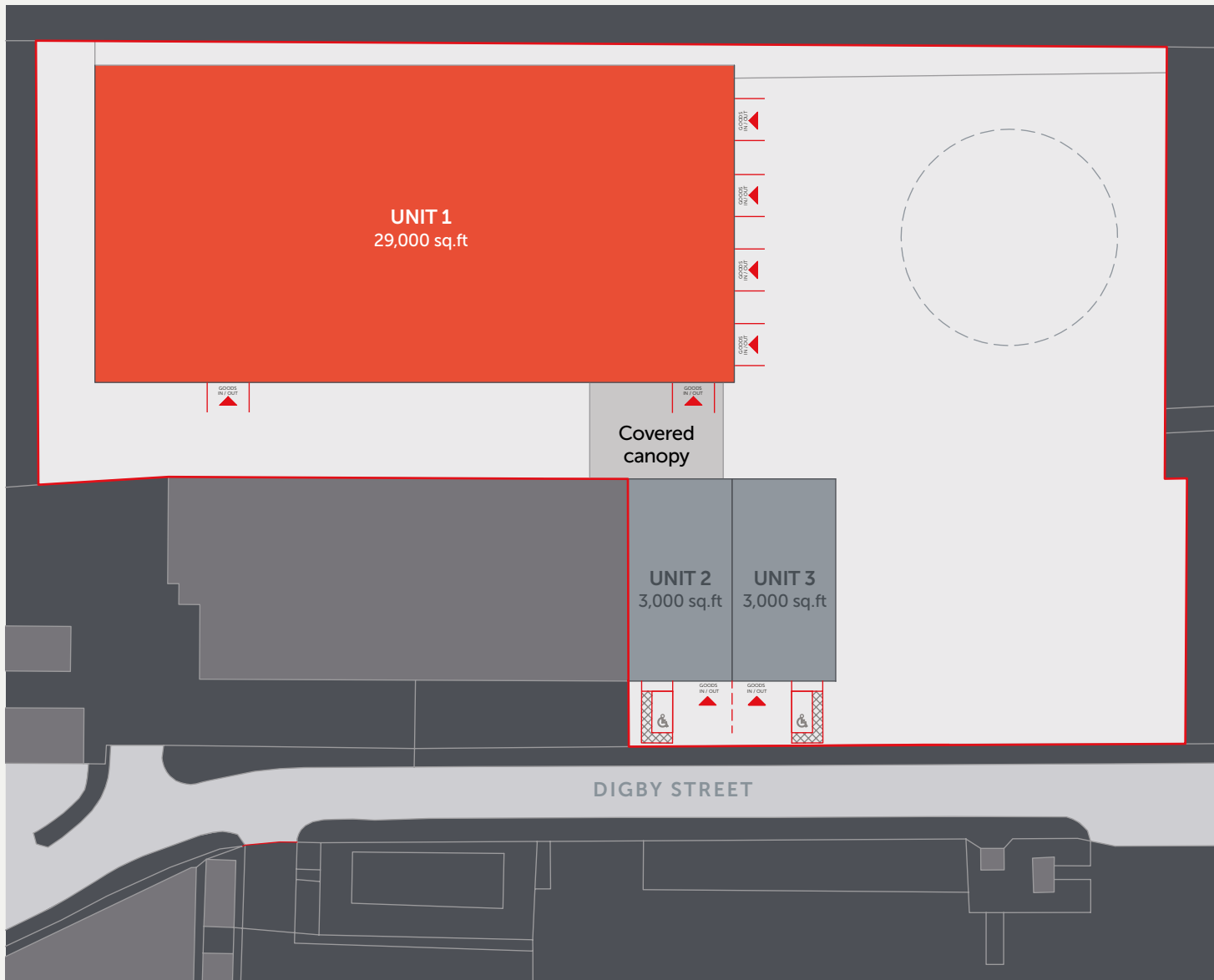
Destination	Miles	Time
M1 J26	4	7 mins
Nottingham	8	21 mins
Derby	11	23 mins
Leicester	34	44 mins
Sheffield	44	52 mins
Birmingham	55	59 mins
Stoke-on-Trent	51	1 hr 3 mins
Northampton	73	1 hr 15 mins
Manchester	80	1 hr 55 mins



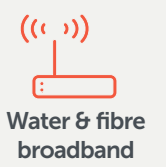
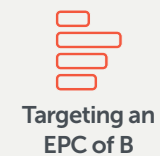
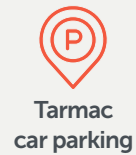
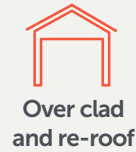
Click here for Google Maps link

outer finds desks

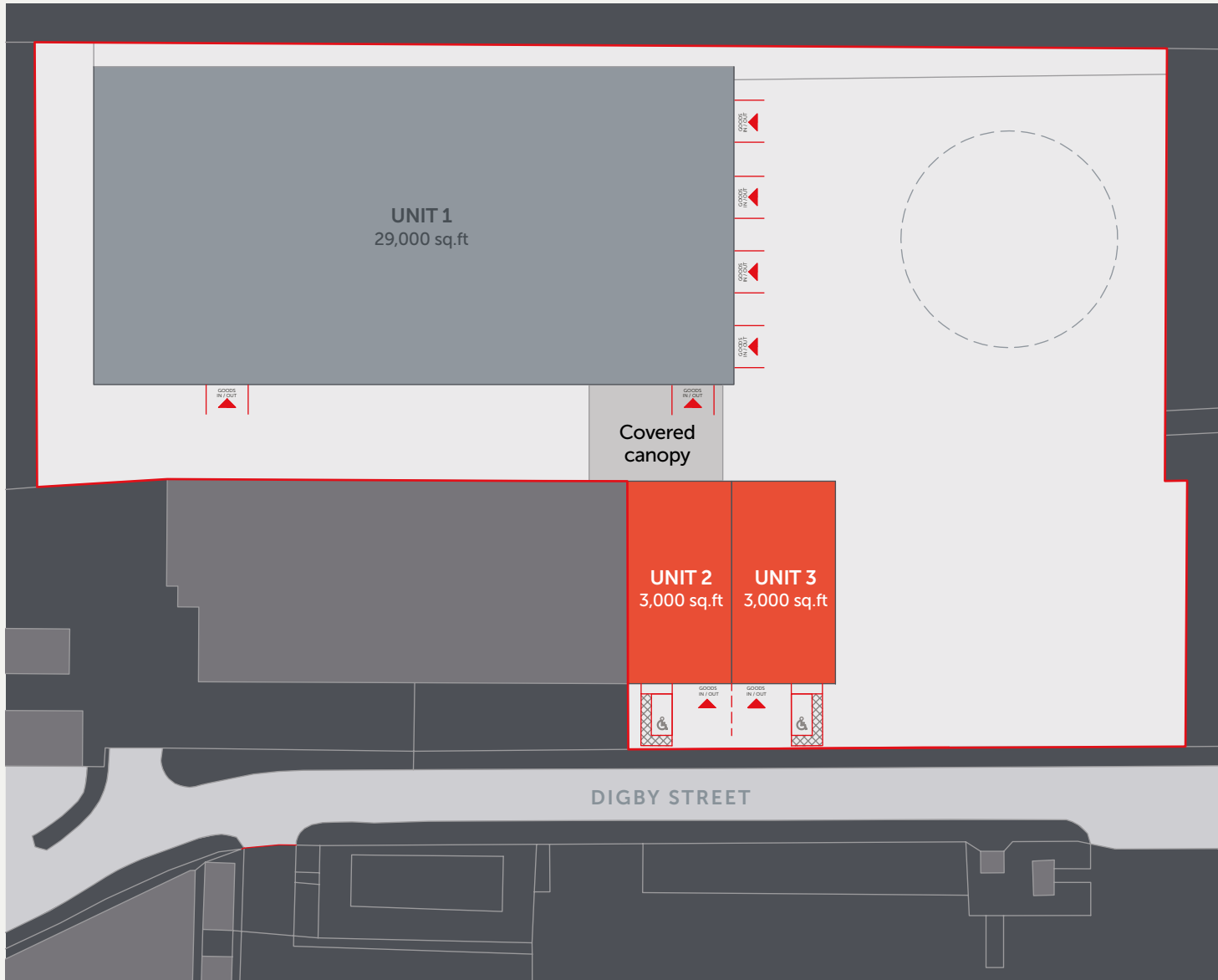
UNIT 1: 29,000 sq.ft (2,694.19 sq.m) Unit can be split



SPECIFICATION:



UNITS 2 + 3: 3,000 to 6,000 sq.ft (278.71 to 557.42 sq.m)



SPECIFICATION:



Over clad and re-roof



Eaves height of 5.2m



Levelled and painted floor



3-phase incoming power



Warehouse LED lighting



Tea point



1 x loading doors gable end



12% natural roof lights



Water & fibre broadband



Targeting an EPC of B



WC facilities



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ACCOMMODATION SCHEDULE:

Property	Sq.Ft	Sq.M
Unit 1	29,000	2,694.19
Unit 2	3,000	278.71
Unit 3	3,000	278.71

RENT:

The units are to be let on new full repairing and insuring leases on terms to be agreed.

VAT:

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES:

The business rates will need to be assessed upon occupation.

CONTACT:

For information please contact the joint agents:



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