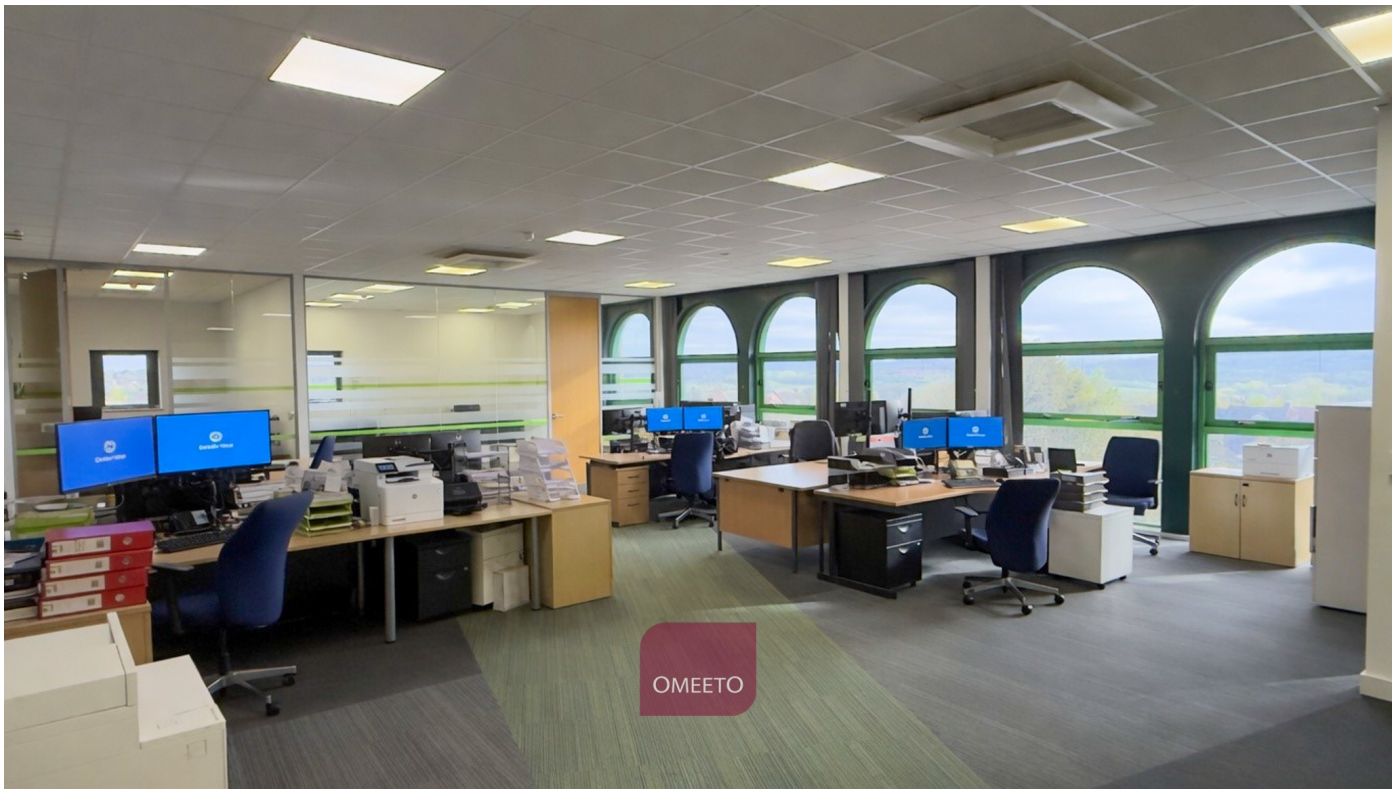


HYBRID UNIT , FOR SALE OR TO LET

DONALD WARD HOUSE, EAST STREET

Ilkeston, DE7 5JB



KEY FEATURES

- Price: £1,200,000 Guide price/Rent: on Application
- 16,253 Sq Ft (1,509.9 Sq M)
- Town Centre offices and stores
- In 0.77 acre site
- 6,000 sq ft sports hall with 8 meter eaves
- 10,254 sq ft offices renovated to HQ standards
- Available with vacant possession from Summer 2026
- Suitable for a variety of professional, health or educational uses STP

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LOCATION

Ilkeston is a popular market town within the Erewash Borough of Derbyshire, situated approximately 7 miles west of Nottingham and 10 miles north east of Derby.

The offices for sale are in the heart of Ilkeston Town Centre with the Albion Shopping Centre to the north, Erewash Museum and Gardens to the south, and the main shopping high street to the east. Nearby occupiers include B&M Stores, The Works, Burchell Edwards Estate Agents & The Co-op Travel.

DESCRIPTION

Versatile town centre premises. In 0.77 acres. Providing sports hall with 8m eaves and offices recently refurbished to the HQ standards with suspended ceilings, LED lighting and air-con. The offices split over 2 floors offering WCs and kitchen facilities on each floor. Ground floor benefits showers, reception with waiting area.

Suitable for a variety of professional, health or educational uses STP. Externally there is a large car park including EV charging point.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis (GIA), in accordance with the RICS Code of Measuring Practice. Areas are taken from the VOA and should be checked.

FLOOR	Sq Ft	Sq M
Sports Hall	5,999	557.31
Offices	10,254	952.6
TOTAL	16,253	1,509.9

PLANNING

By way of a planning permission referenced 1217/0037 consent was granted for Change of use of former leisure centre (D2) to office use (B1) including the insertion of external windows at ground and first floor plus construction of an internal mezzanine floor to form additional office space.

We believe this now falls under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as offices and premises on VOA.gov.uk.

Rateable Value: £59,000

TENURE

Offices for sale freehold with vacant possession. Alternatively a letting may be considered.

PRICE OR RENT

The premises is available to buy for £1,200,000 Guide price/rent for on Application.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

C (54)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

07-Aug-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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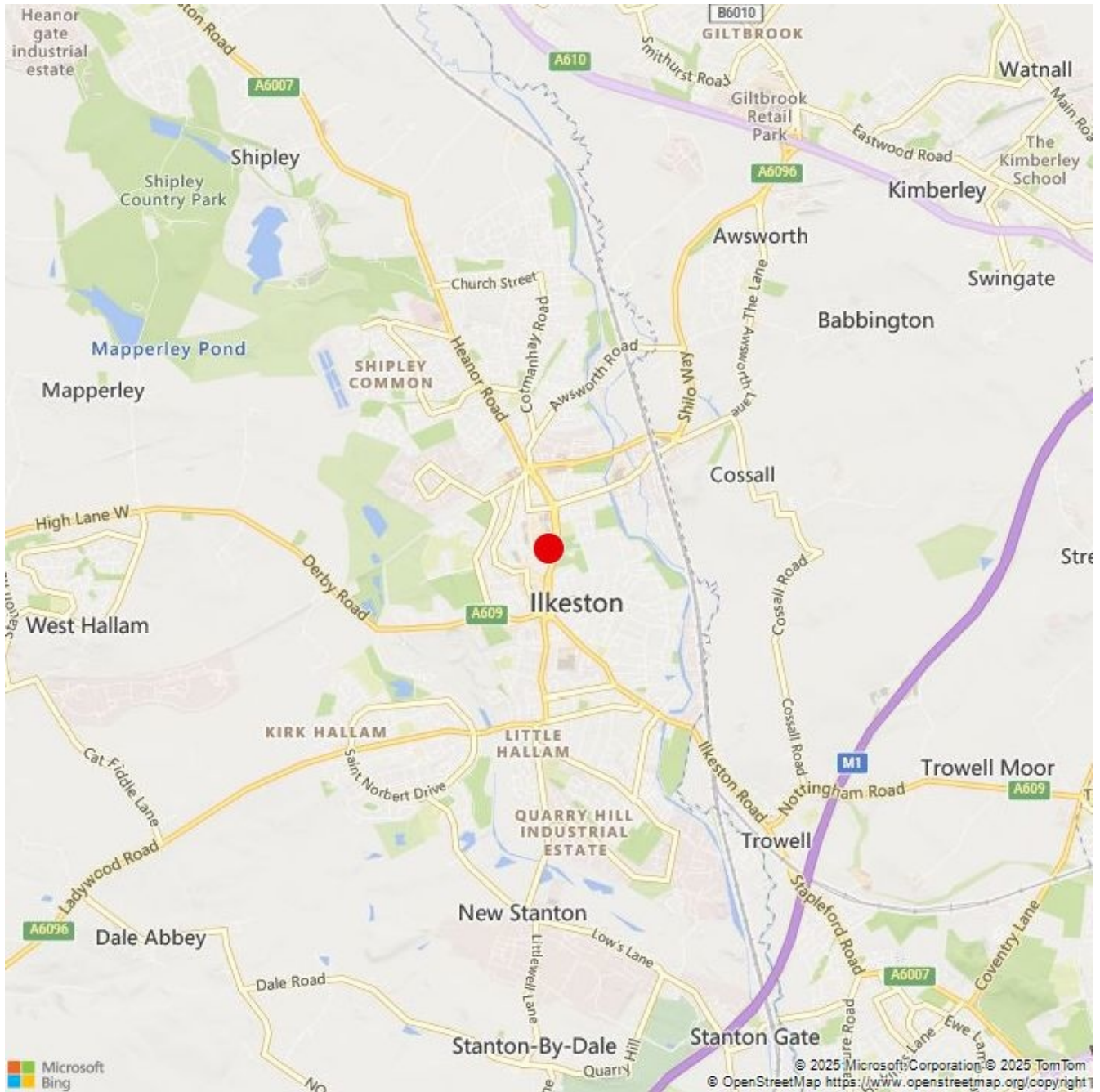
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IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white capital letters on a dark red background.



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