

WAREHOUSE , TO LET

4 HALLAM FIELDS BUSINESS PARK, HALLAM FIELDS ROAD

Ilkeston, DE7 4AZ



KEY FEATURES

- Rent: £8,350 per month
- 23,937 Sq Ft (2,223.75 Sq M)
- Split over two floors unit with goods lift
- In c0.85 acres
- 1 Mile from Ilkeston Town Centre
- 4 Miles from J25 and 6 miles from J26 M1
- Established manufacturing site with 600KVA Substation
- Please contact the agents with your requirements - up to 182,500 sq ft available

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

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TO LET - WAREHOUSE

LOCATION

Warehouse and workshop space to let at Hallam Fields Industrial Estate, Ilkeston. Ilkeston is a popular market town in the Erewash Borough of Derbyshire, approximately 7 miles west of Nottingham and 10 miles north east of Derby.

Hallam Fields Industrial Estate lies just 1 mile south-east of Ilkeston town centre. It is a popular and established estate, with fast access to the M1. J25 is 4 miles south and Junction J26 with the A610 is just 6 miles to the northeast.

Ilkeston has a long industrial heritage, the location is highly accessible for a large workforce and benefits from good distribution, commuter and public transport links.

Industrial units Ilkeston | warehouse to let Derbyshire | workshop space DE7 | Warehouse close to the M1.

DESCRIPTION

A substantial warehouse and workshop with accommodation over two floors on a 0.85-acre site. Provides a versatile mix of warehousing, workshop and storage space with loading canopy.

Key features include two main loading doors (approx. 2.9m x 3.4m and 4m x 3.74m), 3m eaves (rising to 4.88m) and extensive yard space for storage, parking and deliveries. The lower ground floor offers additional level-access loading. Shared WC facilities.

Located on 9.75 acre estate with 600 kva substation. Other units available (up to 182,500 sq ft).

A highly accessible opportunity for those searching for warehouses to rent Ilkeston, industrial units near M1 J25, factory space Derbyshire or commercial property for sale in Hallam Fields.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice. Areas have been taken from the EPC assessments and must be confirmed.

FLOOR	Sq Ft	Sq M
Unit 4 Ground	14,445	1,341.94
Unit 4a2 Lower Ground	9,492	881.81
TOTAL	23,937	2,223.75

PLANNING

We understand the property has been used for B8 (Storage or distribution) and Class E (Commercial Business and Service) of the Town and Country Planning (Use Classes) Order 1987. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services except gas are connected to site to include a 600 kva substation on site. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is to be separately assessed for rating purposes

SERVICE CHARGE

If let in parts Service Charge is payable for the running, maintenance and up keep of the shared external areas.

The current service charge budget is £0.30 per Sq Ft.

TENURE

Industrial unit to let by way of a new lease for a minimum term of 3 years. Alternatively a sale may be considered.

RENT

The premises is available to rent for £8,350 per month.

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

Block D - D(92)

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 OMEETO or joint agents M1. The Agents 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

31-Jul-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

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

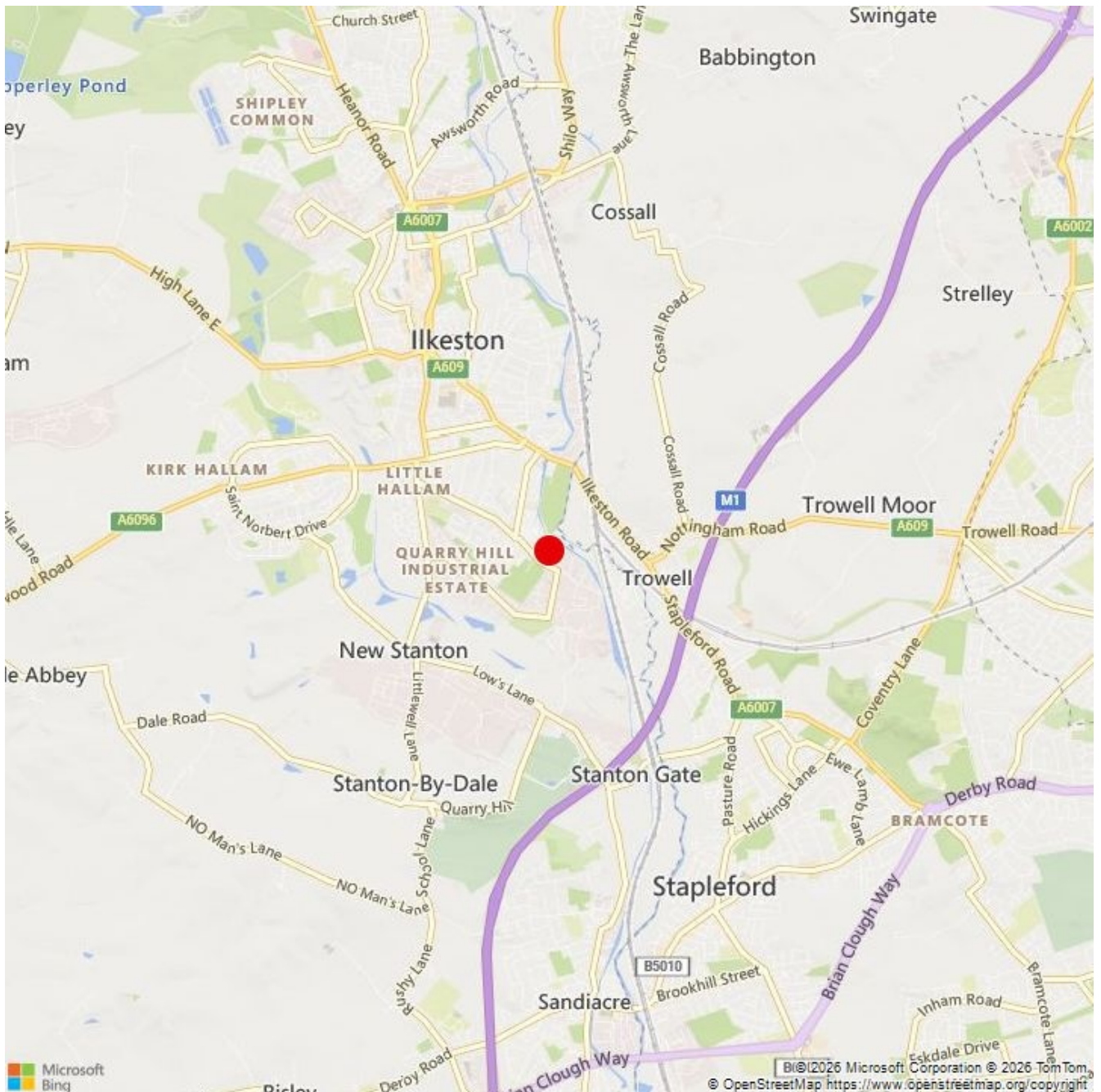
IMPORTANT NOTICE

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.

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