

OFFICE, TO LET

13 HALLAM FIELDS BUSINESS PARK, HALLAM FIELDS ROAD

Ilkeston, DE7 4AZ



KEY FEATURES

- Rent: £1,200 per month
- 2,013 Sq Ft (187.01 Sq M)
- Cost effective offices on flexible lease
- Good parking
- Superbly located
- 1 Mile from Ilkeston Town Centre
- 4 Miles from J25 and 6 miles from J26 M1
- Industrial units available to Let onsite

OMEETO DERBYSHIRE

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TO LET - OFFICE

LOCATION

Ilkeston is a well-established market town in the Erewash Borough of Derbyshire, approximately 7 miles west of Nottingham and 10 miles north-east of Derby. Units 1-3 at Hallam Fields Business Park, Hallam Fields Road, DE7 4AZ occupy a superb roadside position on a popular and established industrial estate, just 1 mile south-east of Ilkeston town centre.

The site offers excellent road access with M1 Junction 25 only 4 miles away and Junction 26 around 6 miles. Ideal for manufacturing, storage, distribution and trade businesses seeking flexible industrial space with strong local workforce and distribution links.

DESCRIPTION

Office to let available on standard estate lease. A highly accessible location for those searching for an office to rent in Ilkeston, offices to let near M1 J25, or mixed use space of office and factory / workshop space in Derbyshire.

ACCOMMODATION

Areas have been taken from the floor plans and must be confirmed.

FLOOR	Sq Ft	Sq M
TOTAL	2,013	187.01

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 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. It is anticipated the assessment will come within the threshold for small business rates relief.

TENURE

The office to let is available on a new lease for a minimum term of 1 years. Longer lease terms can be considered, the landlord may request a mutual break at the second year.

RENT

The premises is available to rent for £1,200 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 C - D(100)

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 KSRE. The Agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo consists of a dark blue rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

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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

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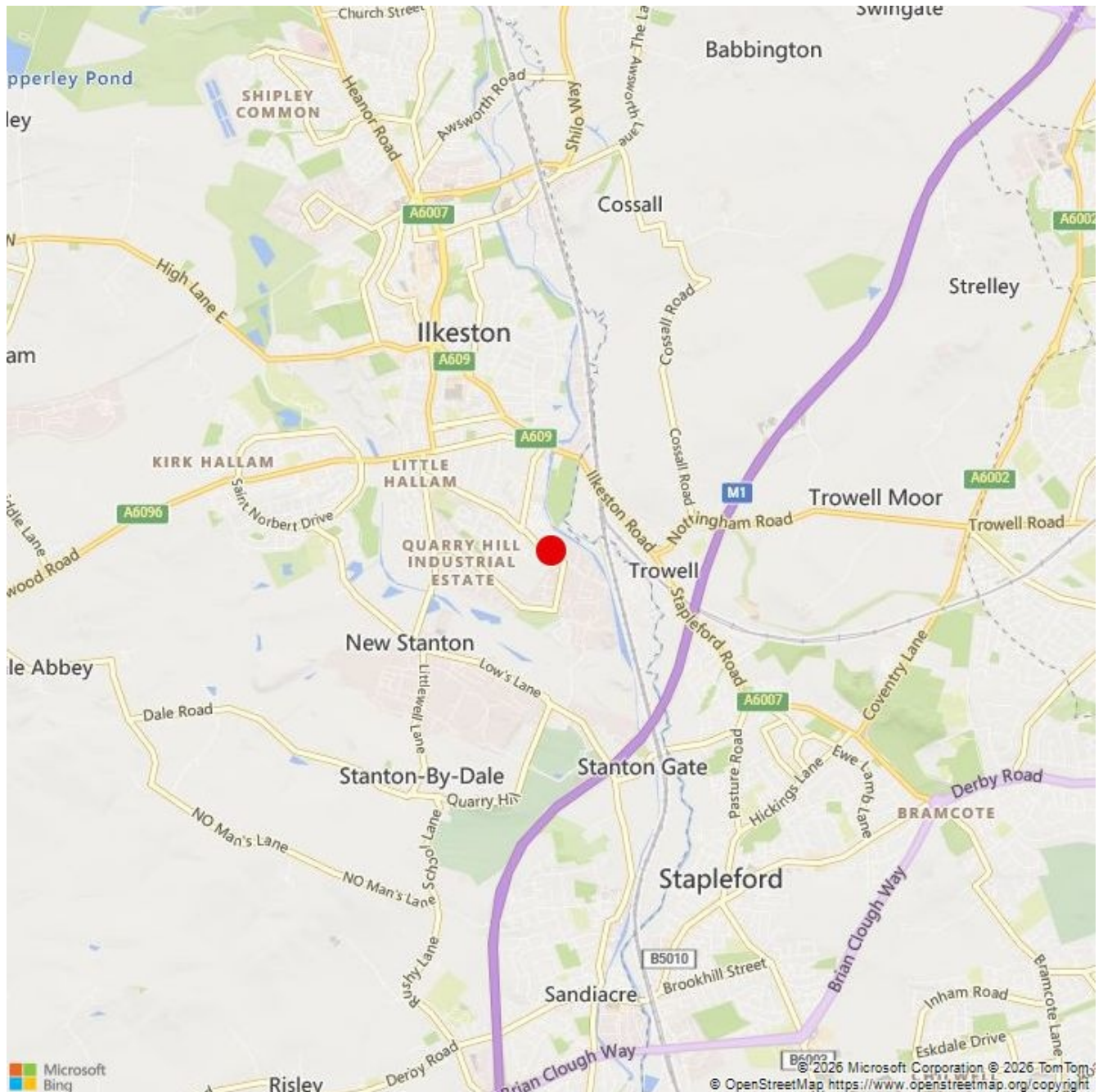
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IMPORTANT NOTICE

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 is displayed in white capital letters on a dark red, rounded rectangular background.



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