

OFFICES, TO LET

OFFICE HALLAM FIELDS BUSINESS PARK, HALLAM FIELDS ROAD

Ilkeston, DE7 4AZ



KEY FEATURES

- Rent: £20.00 per Sq Ft
- 94 - 6,192 Sq Ft (8.73 - 575.24 Sq M)
- Inclusive rent
- Easy In Easy out
- Excellent range of accommodation available
- Large car park first come first serve
- 1 Mile from Ilkeston Town Centre
- 4 Miles from J25 and 6 miles from J26 M1

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01332 840 328
derbyshire@omeeto.co.uk

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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.

DESCRIPTION

DRAFT DETAILS Office with excellent onsite parking. Easy in, Easy out Licence Agreement. Finished to a good standard with carpeted floors, plaster painted walls, perimeter trunking (date & power), Commercial lights & suspended ceilings. Shared WC facilities and kitchenette on the ground floor. Ample On-site parking is provided on a first-come, first-served basis.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice.

FLOOR	Sq Ft	Sq M
TOTAL	8,000	743.2

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). All parties should confirm the planning position with the relevant Local Authority.

RATING

The property is to be separately assessed for rating purposes. Occupiers are to be responsible for the own business rates bills. Subject to status and space taken it is anticipated 100% rates relief may be available.

TENURE

Office to let by way of a new licence for a minimum term of 1 year. 1 access fob & 1 office key per desk is included. Additional or replacement fobs are £25 + VAT each.

Rent includes; water (in shared WC's, kitchens and shower) electric, heating, waste disposal (of general office waste only), maintenance (common area and exterior), CCTV in common areas and cleaning.

Tenants are responsible for payment of any business rates (if applicable). The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RENT

The premises is available to rent for £20.00 per Sq Ft.

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

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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

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

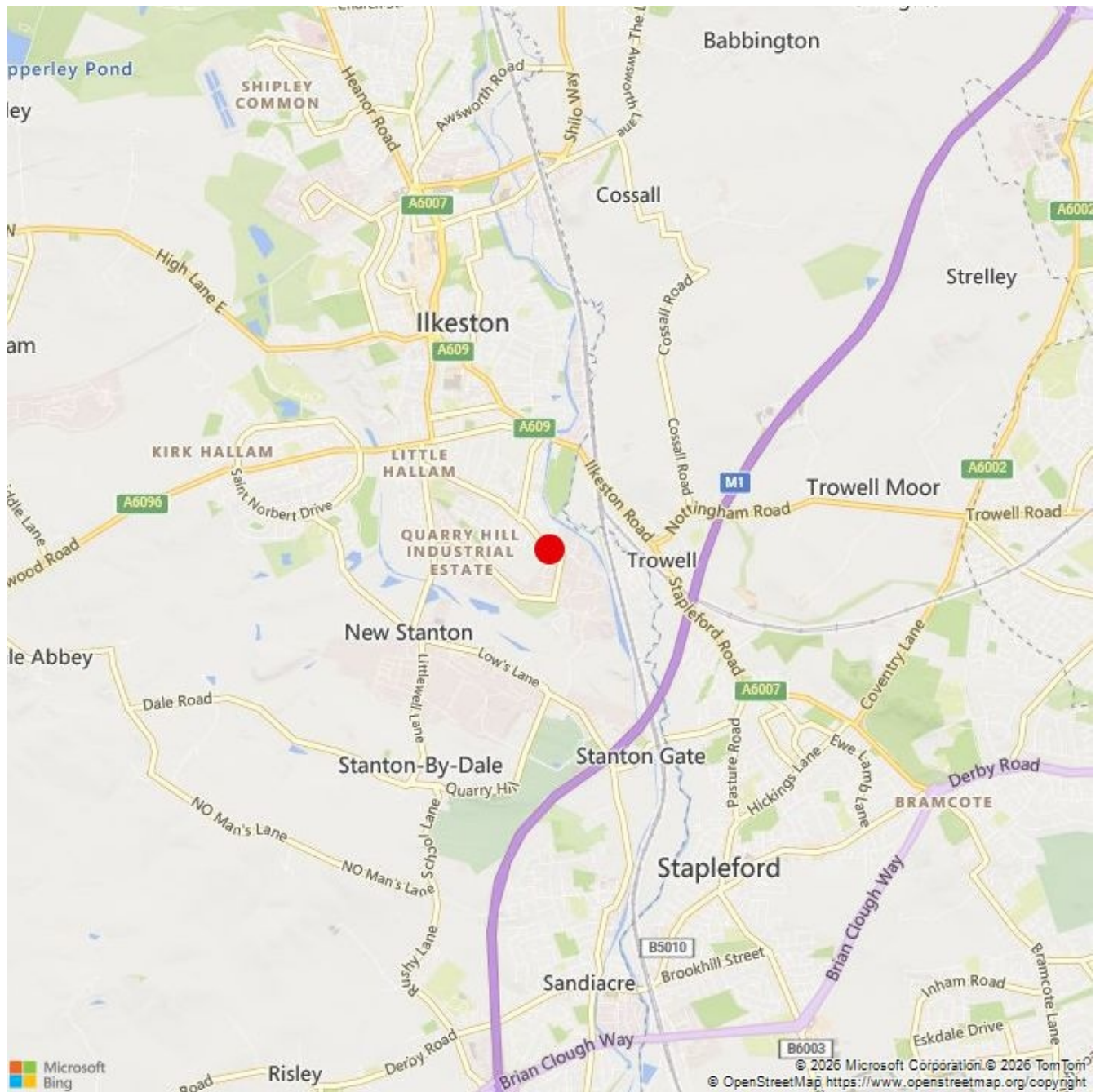
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) 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.

The OMEETO logo is a white, sans-serif, uppercase wordmark set against a dark red, rounded rectangular background.

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