

UNIT , TO LET

2A HALLAM FIELDS BUSINESS PARK, HALLAM FIELDS ROAD

Ilkeston, DE7 4AZ



KEY FEATURES

- Rent: £1,150 per month
- 1,725 Sq Ft (160.25 Sq M)
- Unit with road frontage
- Good loading access
- Excellent range of workshop or storage available
- 1 Mile from Ilkeston Town Centre
- 4 Miles from J25 and 6 miles from J26 M1
- Please contact the agents with your requirements - up to 182,500 sq ft available

OMEETO DERBYSHIRE

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LOCATION

Hallam Fields Industrial Estate is an established industrial location approximately one mile south-east of Ilkeston town centre. Ilkeston sits between Nottingham and Derby, around 7 miles west of Nottingham and 10 miles north-east of Derby, providing access to a large local workforce and the wider East Midlands market.

The estate is well positioned for the M1, with Junction 25 approximately 4 miles to the south and Junction 26, via the A610, around 6 miles to the north-east. This makes Hallam Fields particularly well suited to businesses requiring strong distribution, commuter and regional road links.

Ilkeston has a long-established industrial base, and Hallam Fields remains a popular location for warehouse, workshop, manufacturing and trade occupiers seeking industrial space with convenient access to Nottingham, Derby and the M1.

DESCRIPTION

Well-positioned warehouse with prominent road frontage, excellent loading and forecourt parking with space for deliveries. Level access loading door, approximately 3m eaves and additional on-street parking provide practical accommodation for a range of warehouse, workshop and trade occupiers.

The unit offers straightforward loading directly from the main estate road, with the forecourt providing convenient access for deliveries and parking. Shared WC facilities are also provided.

Suitable for businesses seeking accessible warehouse, workshop or industrial space in an established Ilkeston industrial location with excellent links to the M1, Nottingham and Derby.

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 plans and must be confirmed.

FLOOR	Sq Ft	Sq M
TOTAL	1,725	160.25

PLANNING

We understand the property has been used for Class E (Commercial business and service) and B8 (Storage or distribution) 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. Electricity will be submetered

RATING

The property is to be separately assessed for rating purposes.

SERVICE CHARGE

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 units to let are 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. The units for rent are available together or separately. .

RENT

The premises is available to rent for £1,150 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

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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 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

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PARTICULARS UPDATED

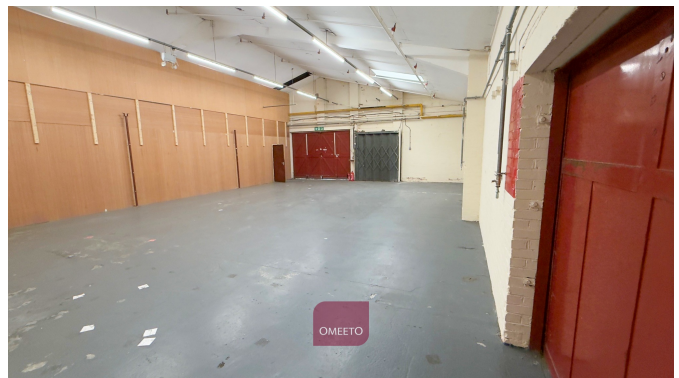
08-Aug-2026

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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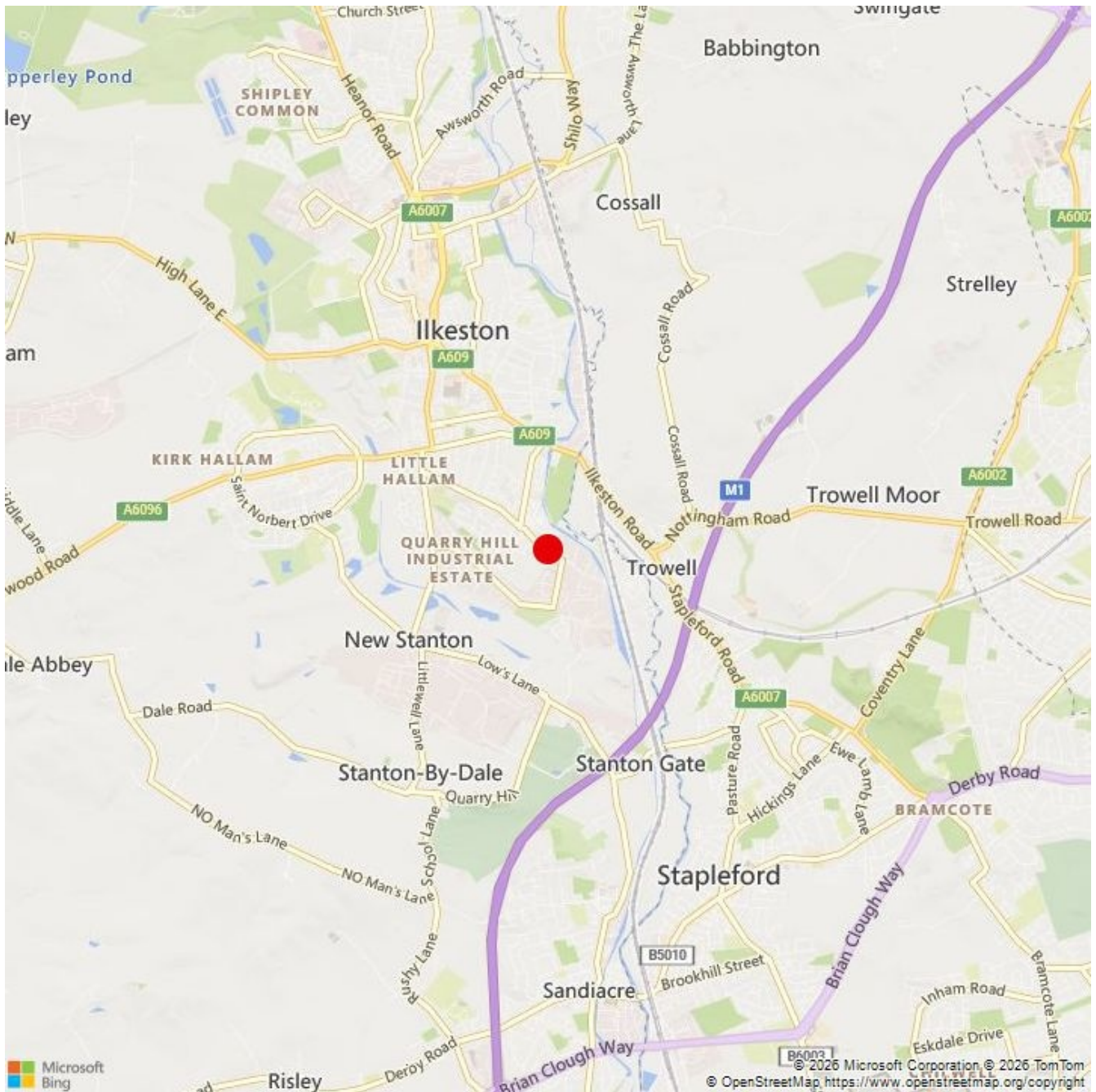
IMPORTANT NOTICE

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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