

West Hallam Industrial Estate

TO LET – Industrial/warehouse units, caravan storage,
large areas of open storage land and yard compounds
6,851 – 49,498 sq ft (636 – 4,598 sq m)

West Hallam

- Fully secure site with 24/7 security, incorporating a gatehouse, CCTV and full perimeter fencing
- Flexible terms available
- Units from 6,000 – 45,000 sq ft
- Large areas of open storage land

Industrial/warehouse units, caravan storage, large areas of open storage land and yard compounds
6,851 – 49,498 sq ft (636 – 4,598 sq m)

West Hallam Industrial Estate covers 118 acres and includes 111 buildings totalling 1.28 million sq ft which also benefits from large open storage land. The estate is fully secure, with CCTV and full perimeter fencing and benefits from 24/7 security incorporating a gatehouse at the entrance of the site, off Cat and Fiddle Lane. There are substantial areas on-site for commercial vehicles and car parking. Additionally there is a wide range of storage/industrial units suitable for a variety of uses within use classes B2 & B8.



24 hour access/security



Large airtight industrial units



Caravan storage



HGV parking spaces



Cycle shelters



118 acres (48 hectare) site comprising 111 buildings

Storage/industrial units situated within the well-established West Hallam Industrial Estate. Large open storage and yard compounds are also available for a variety of uses.

Key Features

- Excellent location – 7 miles North East of Derby and 10 miles west of Nottingham
- Brilliant road links – 6 miles from Junction 25 of the M1 and 9 miles from junction 26 of the M1.
- 14 miles South of East Midlands Airport (2nd busiest for freight traffic in the UK).
- Suitable for classes B1, B2 & B8
- Onsite café
- Established Industrial Estate



Accommodation

The available units are listed below

Unit	Area (sq ft)	Area (sq m)
Unit 320	49,498	4,598
Unit 114	8,000	743
Unit 115	8,000	743
Romney Storage Units	6,851	636

Unit	Area (acres)
External Area 09	2.4
External Area 11	1.9
External Area 15	0.73
External Area 17	0.706

Siteplan



West Hallam

West Hallam Industrial Estate,
West Hallam, Ilkeston, Derby, DE7 6HE

Terms

Available upon request.

EPC

Available upon request.

Viewing / Further Information

Please contact:

Mileway
Ronan Evans
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Property owned by:

Mileway

Location

West Hallam is located 7 miles (11.2 km) North East of Derby, 10 miles (16km) West of Nottingham, 31 miles (49.6 km) North of Leicester and 33 miles (53km) South of Sheffield.



By Road

The property benefits from excellent road links being some 6 miles from J25 of the M1 via the A52 and 9 miles from J26 of the M1 via the A610, providing access to the national motorway network.

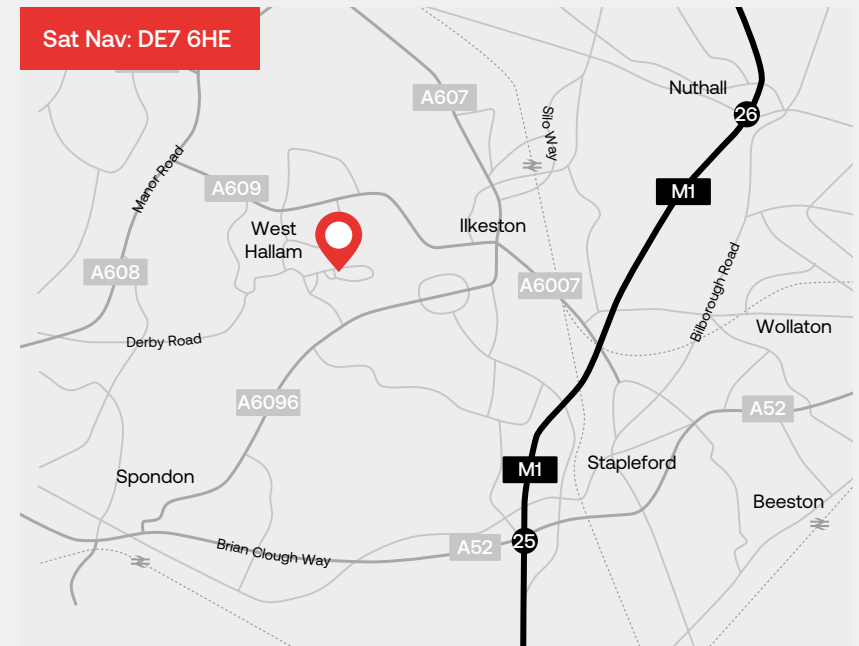


By Air

East Midlands Airport is situated 14 miles South at J24 of the M1 near Castle Donnington. The airport is the second busiest for freight traffic in the UK.



Sat Nav: DE7 6HE



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