



**Lambert
Smith
Hampton**

0115 950 1414
www.lsh.co.uk

For Sale/To Let

Office Property

Recently Refurbished Office Accommodation

Eleanor House, Albert Street, Ilkeston, Derbyshire, DE7 5GS



- 2,291 Sq Ft (212.80 Sq M)
- Two-storey office accommodation
- Close proximity to town centre amenities
- Surfaced parking for up to 6 cars

Lambert Smith Hampton

First Floor, City Gate East, Tollhouse Hill, Nottingham NG1 5FS T +44 (0)115 950 1414

Eleanor House, Albert Street, Ilkeston, Derbyshire, DE7 5GS

Location



The property is located on Albert Street in Ilkeston, situated approximately 7 miles West of Nottingham and 10 miles north of Derby city centre. Bath Street, Ilkeston's pedestrianised retail destination is located within a mile of the property, with a large number of national retailers present.

Description

The property comprises a purpose-built office building arranged over two floors. The available accommodation combines a number of partitioned offices, meeting rooms and kitchen/WC facilities.

The accommodation is built to the following specification:

- Gas fired central heating
- Perimeter trunking
- Tubular fluorescent lighting
- Carpeting & decorations

Accommodation

From measurements taken on site we can calculate the following Net Internal Area:

Floor Area	Sq Ft	Sq M
Ground Floor	1,350	125.4
First Floor	941	87.4
TOTAL	2,291	212.80

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property has a 2017 Rateable Value of £10,500. For details on rates payable please contact the agents.

Terms

The office is available To Let on a new Full Repairing and Insuring lease for a term of years to be agreed.

The freehold of the property is also available.

Rent

£17,000 per annum exclusive.

Price

Offers in the region of £200,000.

EPC

The property has a rating of 104 (Band E).

Planning

The property falls within Class B1(a) of the Town and Country Planning (Use Classes) Order 1987. Other uses are subject to the necessary planning consents.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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