



Unit 1 Clarendon Court, Manners Avenue, Ilkeston, Derbyshire DE7 8EF

Industrial Investment

- ▶ **Rare freehold investment**
- ▶ **Let to established engineering consultants; XEIAD**
- ▶ **Passing rent of £32,105p.a. (£4.64 psf)**
- ▶ **6,919 sq ft (642.8 sq m) with c12 parking spaces**

For enquiries and viewings please contact:



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Location

Ilkeston is a popular market town that provides a broad range of town centre amenities.

Manners Road Industrial Estate is a modern, yet well-established estate located approximately 0.5 miles (0.8km) east of Ilkeston town centre. Clarendon Court is a terrace of three industrial units opposite Falcon Court..

Excellent commuter links are close by. The A610 which connects with J26 of the M1 Motorway to the east and the A38 dual carriage way to the west are located approximately 1 mile (1.6km) to the north.

Description

The premises is of a traditional steel portal frame construction with part brick and part profile sheet metal elevations beneath a pitched roof. Elevations incorporate aluminium framed windows double glazed windows and an up and over vehicle door; 3.3m x 3.9m.

The building has been extensively modified to provide versatile Headquarters quality accommodation with two floors of offices providing a board room, fully fitted kitchen, archive store, server room shower and WC's. The offices are finished with ceramic floor tiles (in part), plaster painted walls, good distribution of power / data and suspended ceiling with inset CAT II lighting and Air Conditioning.

The remainder comprises a warehouse with two floors of mezzanine storage.

Externally there is a yard and parking for approximately 12 vehicles.

Accommodation

	Sq M	Sq Ft
GF Office	179.7	1,934
GF Warehouse	125.8	1,354
FF Office	179.7	1,934
FF Mezzanine	79.2	853
SF Mezzanine	78.4	844
Total	642.8	6,919

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services are connected to the property.

Planning

We are advised that the premise currently benefits from B1 (Business) and B8 (Storage or Distribution) consent. All planning information should be confirmed with, and further enquiries should be

Tenure

The property is available freehold, subject to a lease of the whole to XEIAD Ltd for a term of 5 years from 1st April 2016. The lease is drawn on Full Repairing and Insuring terms (limited by SOC) at a commencing rent of £30,000 PAX. The lease provides for annual compounded RPI increases. The current rent is £32,105.26 P.A.X

XEIAD is a specialist engineering company, formed 2003, who offer a variety of engineering consultancy services and use a combination of access techniques to inspect and assess a wide range of structures.

Business Rates

The property is currently listed as workshop and premises with a rateable value of £28,000. Source: VOA

Price

Offers in the order of £430,000 are invited.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT however it is envisaged the sale can be treated TOGC.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of: C67

Viewings

Viewings are strictly by prior appointment with Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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