

MUSSON LIGGINS

ILKESTON

**UNIT 4
RUTLAND COURT**

FOR SALE

End terrace

Industrial Unit

382.59 M² (4,118 ft²)

£545,000

Unit 4,
Rutland Court,
Manners Industrial Estate,
Ilkeston,
DE7 8EF



0115 941 5241



William@mussonliggins.co.uk



mussonliggins.co.uk

GENERAL DESCRIPTION

Modern end of terrace industrial unit of steel portal frame construction.

FEATURES

- ▶ NEWLY BUILT
- ▶ SIDE YARD FOR PARKING AND LOADING

 info@mussonliggins.co.uk

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 [mussonliggins.co.uk](https://www.mussonliggins.co.uk)



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LOCATION

The subject property is situated on the Manners Industrial Estate on a development of units constructed during the early 1990's located approximately half a mile distance to the East of Ilkeston Town Centre.

The property is located on Rutland Court which comprises a terrace of industrial units situated to the Western side of the Industrial Estate with a communal access via the main Service Road, Manners Avenue.

Manners Industrial Estate has good transport links with Junction 26 of the M1 Motorway located approximately 5 miles to the East accessed by the A610. The commercial centres of Nottingham and Derby are located within 8 miles and 6 miles distance respectively.

Ilkeston is considered to be a self-sufficient Derbyshire market Town, providing many facilities including leisure, public houses, restaurants and a diverse retail community and is well known in the area for its charter fair and the local Stanton Ironworks



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DESCRIPTION

The subject property comprises a modern end of terrace industrial unit and is of steel portal frame construction, with brick/blockwork walls surmounted by profile steel sheet cladding, with similar clad roofing incorporating translucent roof lights.

Access to the site is shared with neighbouring businesses via a steel gate.

Externally, an area for parking and loading is situated to the right of the premises together with further parking to the front of the property.



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ACCOMMODATION

Unit 4, Rutland Court	M ²	Ft ²
Warehouse	364.25	3,921
Office	18.34	197
Total Area	382.59 M²	4,118 Ft²



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BUSINESS RATES

Information available on request from the agents.

For further information regarding rates payable and small business rates relief, please contact Charnwood Borough Council.

PLANNING

For information on planning and use, please Contact Charnwood Borough Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

VAT

The rental amount is quoted exclusive of Value Added Tax (VAT).

PRICE

£545,000

(Five Hundred and Forty Five Thousand Pounds)

TERMS

The premises are available to purchase on a vacant possession basis.

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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WILL COWLEY
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