



68 South Street, Ilkeston, Derbyshire, DE7 5QJ

# OFFICE TO LET

**First and second floor office premises ready for immediate occupation.**

- ⊕ Prominent High Street location.
- ⊕ Rent £10,500 Per Annum
- ⊕ Available immediately.



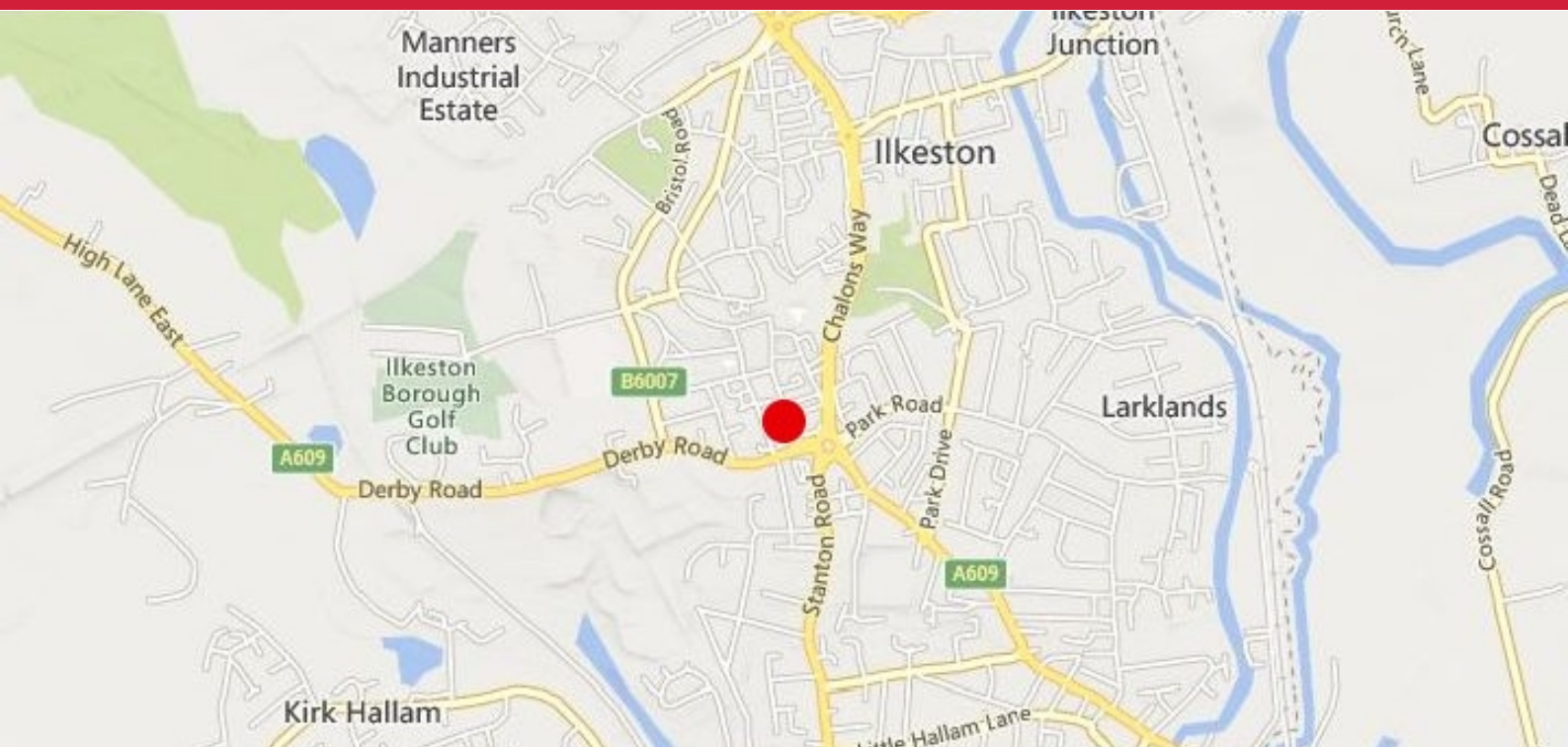
## CONTACT

**Cameron Godfrey**  
01332 292825  
c.godfrey@bbandj.co.uk

[www.bbandj.co.uk](http://www.bbandj.co.uk)

01332 292825





## Location

Ilkeston is a Derbyshire market town situated approximately 10 miles to the North East of Derby City Centre and just 7.5 miles to the west of Nottingham.

The town boasts excellent transport links with the M1 motorway nearby and the recent opening of Ilkeston train station improving the towns connectivity.

The subject property is located within Ilkeston Town centre and is a prime pitched location with high levels of passing traffic and footfall with Ilkeston Health Centre directly opposite.

## Description

The subject property comprises a prominent High Street unit with office accommodation to the first and second floors accessed via an internal staircase directly next door to 'Moore's Flowers International'.

The space provides a waiting room at the top of the stairwell with a further three offices, kitchen and WC to the first floor.

Additionally the second floor comprises three more office rooms, a small storage room and WC facilities. The accommodation is fitted to a reasonable standard throughout and generally comprises carpet flooring, painted plaster walls and fluorescent strip lighting with single glazed timber framed sash windows.

## Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS code of measuring practice (6th edition):

Total Net Internal Area: 1,327 sq ft / 123.3 sq m

Area	Sq Ft	Sq M
First Floor	831	77.2
Second Floor	498	46.26
	<b>1,327 Sq Ft</b>	<b>123.28 Sq M</b>

## Planning

The property benefits from planning consent for use class E (formally A2 financial and professional services).

All planning information should be confirmed with the local authority.

## Services

We understand that the property benefits from mains electric and water services.

## Business Rates

The subject property is listed on the valuation office website as having a rateable value of £5,900.

## Tenure

The property is available to let by way of a full repairing and insuring lease for a term of years to be agreed.

## Price

The property is available on a leasehold basis at a figure of £10,500 per annum exclusive.

## Energy Performance

This is to be assessed.

## VAT

We have been informed by our client that the property is not registered for VAT.

All figures quoted are exclusive of VAT.

## Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

## Viewing

Strictly via appointments with sole agents BB&J Commercial.



## CONTACT

**Cameron Godfrey**

01332 292825

[c.godfrey@bbandj.co.uk](mailto:c.godfrey@bbandj.co.uk)

BB&J Commercial can confirm the following:

- (i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.
- (ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
- (iii) Neither BB&J Commercial or any of its employees or agents has any authority to make or give representation or warranty whatsoever in relation to the property.
- (iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.
- (v) All prices, rents, service charges etc are quoted exclusive of VAT unless stated otherwise.