



- ❖ Self-contained offices extending to 1,798 sq ft (167 sq m)
- ❖ In a very accessible location on Quarry Hill Industrial Estate in Ilkeston
- ❖ Available by way of a new lease on flexible terms

**1st Floor, Vicim House, Eagle Road,
Quarry Hill Industrial Estate, Ilkeston, DE7 4RB**



The available space is all at a first floor level and consists of a number of good-sized offices, with reception, WC's and a kitchen area. The premises are completely self-contained with their own front door access from the entrance of Vicim House. The offices are to be refurbished to include a complete decoration throughout, new carpeting and replacement lighting.

Eagle Road forms part of Quarry Hill Industrial Estate, a busy commercial area of Ilkeston and

home to a number of large warehouse and distribution businesses in the area. There are a number of high profile employers close by including Atlas Composites, Ward Recycling and Manor Pharmacy.

The space provides businesses a very unique opportunity to occupy good quality, self contained office accommodation on Quarry Hill Industrial Estate.

Accommodation

Office 1	589 sq ft	(54.7 sq m)
Office 2	193 sq ft	(17.9 sq m)
Office 3	148 sq ft	(13.79 sq m)
Kitchen	199 sq ft	(18.5 sq m)
Office 4	179 sq ft	(16.6 sq m)
Office 5	487 sq ft	(45.2 sq m)

Total 1,798 sq ft (167 sq m)
(Net Internal Area)

Lease Terms and Outgoings

The property is available by way of a new lease, to be held on full repairing and insuring terms, with a very competitive guide rent of £13,500 per annum.

Business Rates and Outgoings

We understand the premises have a rateable value of £6,753. (This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with Erewash Borough Council on 0115 907 1090). Occupiers may be eligible for small business rate relief – this can be confirmed with the Local Authority.

Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

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