



TO LET

UNITS 1-3, BADGER COURT

MERLIN WAY, QUARRY HILL
INDUSTRIAL ESTATE, ILKESTON,
DERBYSHIRE DE7 4RB

204.92 – 612.87 sq m
(2,199 – 6,597 sq ft)

Brand new industrial units

- Three units available either individually or combined
- 6m eaves
- Fully secure site
- Warranties available



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

READY Q4
2025





LOCATION

Badger Court is a newly developed site off Merlin Way, based on Quarry Hill Industrial Estate.

Quarry Hill is strategically located in Ilkeston, Derbyshire and the site is situated approximately 8 miles west of Nottingham and 10 miles east of Derby, offering excellent connectivity to major cities.

The location benefits from its proximity to key transport links including the M1 motorway and the A52, providing convenient access to regional and national networks.

DESCRIPTION

The units will be of steel portal frame construction with profiled steel clad elevations and will be finished to a developer's shell specification ready for tenant fit-out.

- Eaves height: 6m
- Apex: 7.27m

ACCOMMODATION

Based on architects' drawings, we understand the gross measurements of the units will be:

	SQ M	SQ FT	AVAILABILITY
Unit 1	204.29	2,199	Available
Unit 2	204.29	2,199	Available
Unit 3	204.29	2,199	Available
TOTAL GIA	612.87	6,597	

The units are available either individually or combined.

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

The units will benefit from all mains services, with the exception of gas.

EPC

Please contact the sole marketing agents for further details.

TOWN & COUNTRY PLANNING

Planning permission has been granted for B8 (Storage & Distribution). Further planning details can be found on the Erewash Borough Council's website under planning reference 0324/0042.

BUSINESS RATES

The units will be assessed for business rates once construction is complete. Interested parties are invited to make their own enquiries of the rating authority in respect of the business rates payable.

TENURE

The units are available by way of a new full repairing and insuring lease for a minimum term of 5 years.

RENT

The commencing rent will be based upon £10 per sq ft.

VAT

VAT is applicable to the rent at the prevailing rate.

SERVICE CHARGE

An Estate service charge will be levied to cover the costs of external common area maintenance.

LEGAL COSTS

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

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

CHARLOTTE STEGGLES

07954-996197
charlotte@ng-cs.com

ALICIA LEWIS

07517-905795
alicia@ng-cs.com

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.