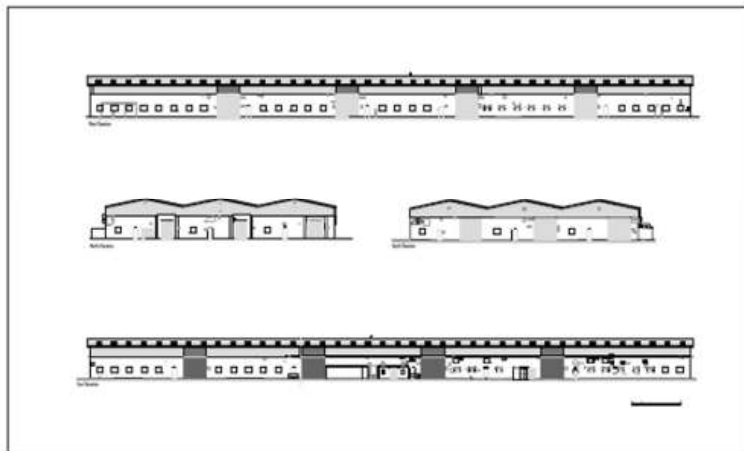
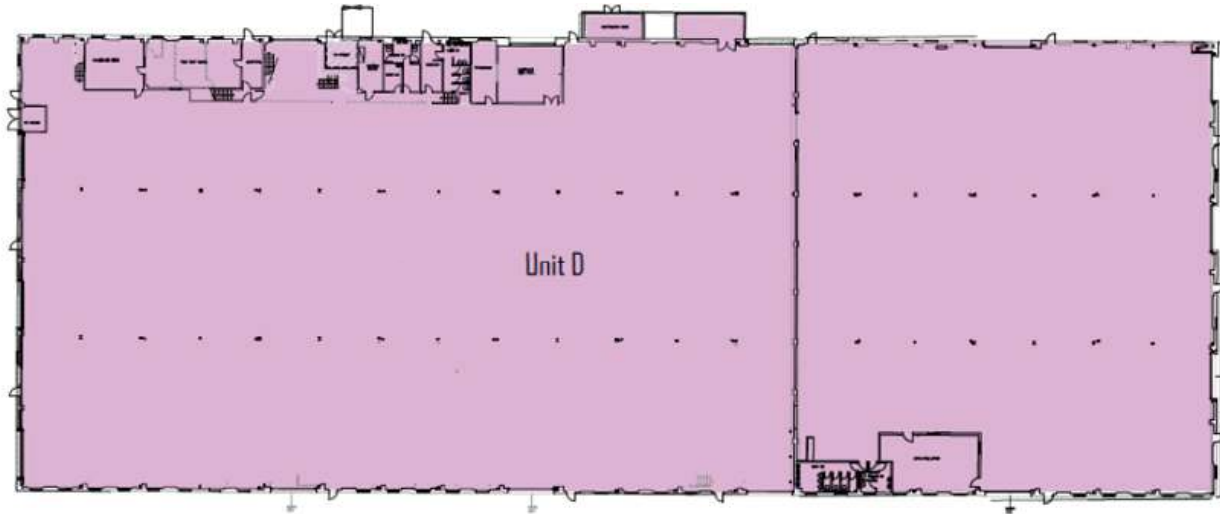


## AVAILABILITY Q1 2021



## PRELIMINARY ANNOUNCEMENT INDUSTRIAL/WAREHOUSE PREMISES SUBJECT TO SUBSTANTIAL REFURBISHMENT

- 62,463 sq.ft. (5,803 sq.m.)
- Detached and self-contained
- 3 miles to M1 J25, 5 miles to M1 J24A
- Multiple level access cross-loading doors to all elevations

# Industrial/Warehouse Unit – To Let

## Size 62,463 sq ft (5,803 sq m)

### Location

Long Eaton Trading Estate is located on the South side of the town centre accessed from Fields Farm Road. The estate has excellent connection to the M1 at both J25 (3 miles) and J24a (5 miles). The town has regular public transport services by bus and rail connecting to both Nottingham, Derby and other surrounding towns. The area is an established commercial location with nearby occupiers including Travis Perkins, Duresta Furnishings and MWUK amongst others.

### Description

Unit D comprises a steel portal frame building with elevations of brick and blockwork to eaves. Whilst the unit will be subject to significant refurbishment, key features of the building include:

- 6m internal eaves (7m ridge)
- Multiple power assisted level access doors for both tailgate and curtain side loading
- LED Lighting
- 3 phase power supply
- New roof to incorporate roof lights
- Offices/welfare block (air-conditioned)
- Self contained yard areas
- Large Car Parking areas

### Accommodation

Indicative areas are as follows:

	Sq M	Sq Ft
Warehouse	5,340.5	57,484
Ground floor office/welfare	277.3	2,985
First floor office	185.2	1,994
<b>Total</b>	<b>5,803</b>	<b>62,463</b>

### Business Rates

The premises form part of a larger business rates assessment, further information is available from the letting agents.

### EPC Rating

The property will be surveyed for a new EPC upon completion of the refurbishment works.

### Service Charge

The landlord levies a service charge upon occupiers to recover the estate management costs on a pro-rata basis.



### Terms & Rent

The premises are available To Let by way of a new lease, upon Full repairing and Insuring terms to be agreed. Rent upon application to the letting agents.

### Timing

To be confirmed subject to the schedule of works. Estimated delivery date is Q1 2021.

### Further Information & Viewings

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**The Client supports the Code for Leasing Business Premises in England and Wales 2007 produced by the joint Working Group on Commercial Leases**

January 2021



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