



## Flexible Warehousing Solutions

Size 8,806 – 17,483 sq ft (818 – 1,624 sq m)

- 4.35m clear working height
- Level access loading from rear yard
- Ancillary offices and welfare facilities
- Flexible terms considered

# Flexible Warehousing Solutions

## Size 8,806 – 17,483 sq ft (818 – 1,624 sq m)

### Location

Acton Grove forms part of the Acton Road Industrial Estate positioned off Fields Farm Road on the South side of Long Eaton town centre. Access to J25 of the M1 is via B6002 to the west and to the A50 (M1-M6 Link) via the B6540, to the south linking to J24 of the M1. All within 4 miles drive.

Key occupiers located nearby include Mi-Hub, Duresta, Travis Perkins and many established businesses associated with the furniture and upholstery sector prominent in the town.

### Description

The property comprises a portal frame building with brick and blockwork elevations, providing accommodation over 3 bays. The units have pitched composite cement panelled roof coverings, concrete floor slab and the following additional features:

- Level access loading
- Rear yard
- Warehouse lighting
- WC & Canteen facilities
- Forecourt parking
- Racking available by negotiation

### Accommodation

Description	SQ M	SQ FT
Warehousing	876.25	9,432
Ground floor office/welfare	220.79	2,377
First floor offices	125.15	1,347
First floor stores	402.00	4,327
<b>Total</b>	<b>1,624 sq m</b>	<b>17,483 sq ft</b>

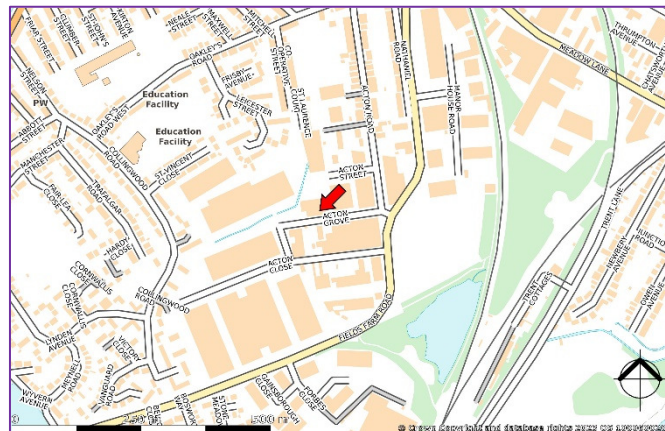
A range of floorspace is available, subject to sensible divisions of the building.

### Business Rates

The Rateable Value as of April 2023 will be £47,750.00, property assessed as “warehouse and premises”.

### EPC

The property is to be re-assessed for its EPC.



### Terms

The premises are available To Let off a quoting rent of £5.00 per sq.ft. Consideration will be given to leases of a single bay or a combination of the bays on short, medium and long term lease arrangements.

### Further Information

For further information please contact the sole agents CPP Sean Bremner  
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### Date of Particulars

January 2023



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