



INDUSTRIAL/WAREHOUSE PREMISES 54,350 sq ft (5,049 sq m)

- Semi-detached building with additional covered loading area (18,890 sq.ft)
- 3 miles to M1 J25, 5 miles to M1 J24A/A50
- Multiple level access doors to all elevations
- External concrete yards and circulation
- Available on competitive terms and size flexibility

Industrial/Warehouse Unit – To Let

Size 54,350 sq ft (5,049 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 connections 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, Andrew Paul Furniture, Pour Moi and Mi-Hub amongst others.

Description

The property is of a steel portal frame construction, providing accommodation across 3-principal bays. The elevations are of brick and blockwork with high-level glazing around the eaves

- 6m internal eaves (7m ridge)
- Multiple power assisted level access doors
- LED Lighting
- 3 phase power supply
- Offices/welfare block
- External circulation and loading

The property features a fully covered loading area with numerous level access doors (shown in the aerial as F/H).

Accommodation

Indicative areas are as follows:

Accommodation	Square Feet	Square Metres
Unit F Warehouse	45,461	4,223.43
Unit F Office/Welfare (GF)	2,790	259.20
Unit F Office/Welfare (FF)	2,790	259.20
Unit F Stores	3,309	307.41
Unit F Total	54,350	5,049.24
Unit F/H Covered Storage	18,890	1,754.9

Floor plans are available on request.

Business Rates

The premises form part of a larger business rates assessment and would need to be re-assessed upon occupation, further information is available from the letting agents.

EPC Rating

The property has an EPC rating of C.



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. VAT Is payable.

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

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