



Good Quality Light Industry/Storage Units 5,985 - 42,786 Sq Ft (556 - 3,975 Sq M)

- 3 Miles to M1 J25, 5 Miles to M1 J24A
- Eaves 6.5m internal eaves (7.5m ridge)
- LED Lighting
- Level access loading doors

Good Quality Light Industry/Storage Units

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Location

Long Eaton Trading Estate is located south of the town centre, accessible via Fields Farm Road. It offers excellent M1 access at J25 (3 miles) and J24a (5 miles). The town is well-connected by bus and rail to Nottingham, Derby, and surrounding areas. Nearby businesses include Travis Perkins, Andrew Paul Furniture, Pour Moi, and Mi-Hub.

Description

The property is of steel portal frame construction, brick and blockwork elevations with surmounted cladding. The unit is made up for four terrace unit available as a whole or combinations.

Key features include

6.5m internal eaves (7.5m ridge)

Multiple power assisted level access doors

LED Lighting

3 phase power supply

Gas fired warehouse heating

Offices/welfare block, within refurbishment

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit G1	18,288	1,699
Unit G2	5,995	557
Unit G3	12,518	1,163
Unit G4	5,985	556
TOTAL	42,786 SQ FT	3,975 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease

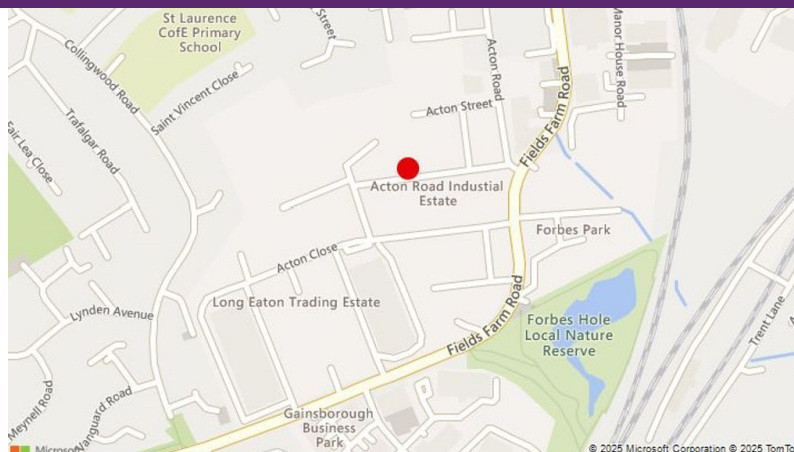
Size sq ft	Rent pa
5,985	£6.75 per sq ft
12,518	£6.50 per sq ft
18,288 +	£6.25 per sq ft

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the agents at CPP

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