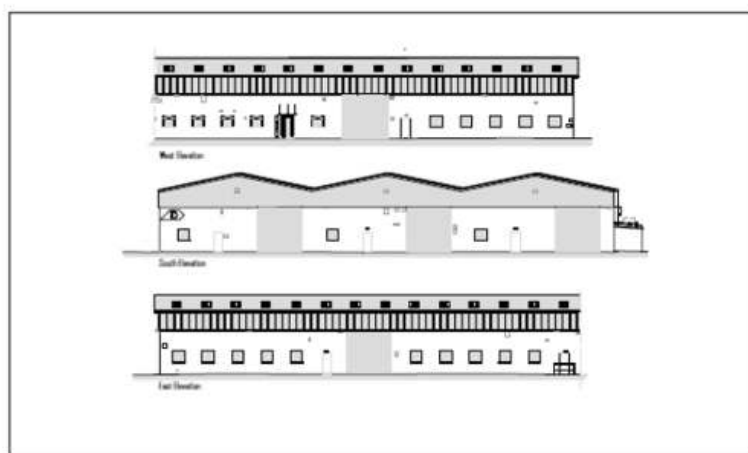
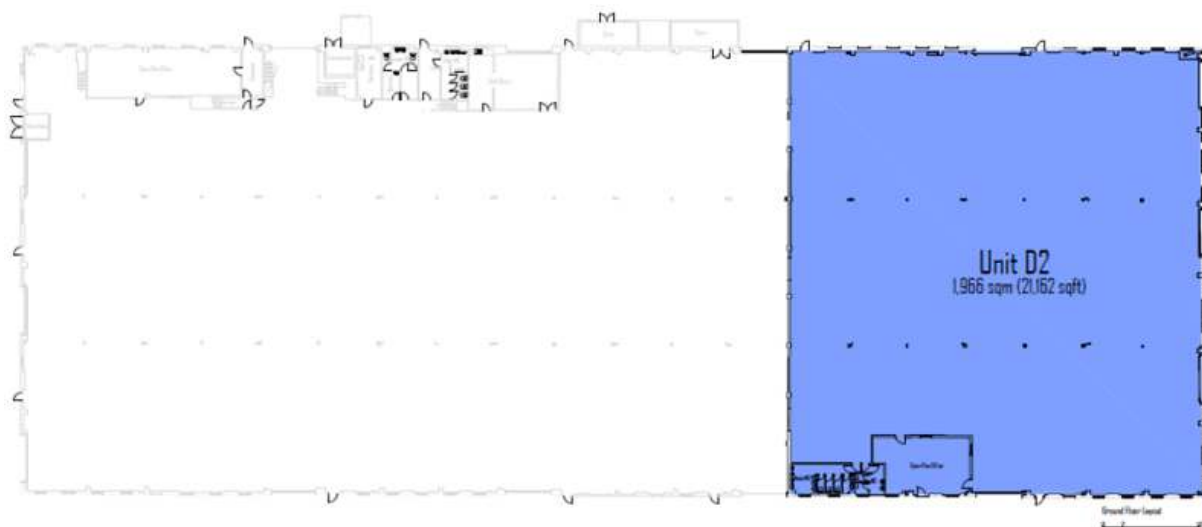


AVAILABILITY Q1 2021



PRELIMINARY ANNOUNCEMENT INDUSTRIAL/WAREHOUSE PREMISES SUBJECT TO SUBSTANTIAL REFURBISHMENT

- 21,162 sq.ft. (1,966 sq.m.)
- Semi-detached and self-contained
- 3 miles to M1 J25, 5 miles to M1 J24A
- Could be combined with adjacent unit to provide 62,463 sq.ft. (5,803 sq.m.)

Industrial/Warehouse Unit – To Let

Size 21,162 sq ft (1,966 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 D2 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)
- 4 power assisted level access loading doors
- LED Lighting
- 3 phase power supply
- New roof to incorporate roof lights
- Offices/welfare block (air-conditioned)
- Self contained yard
- Parking for 27+ cars.

Accommodation

Indicative areas are as follows:

	Sq M	Sq Ft
Warehouse	1,873.90	20,171
Ground floor office/welfare	92.10	991
Total	1,966	21,162

Unit D1 comprises 41,301 sq.ft. (3,837 sq.m.) and can be combined to provide 62,463 sq.ft. (5,803 sq.m.)

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

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

