



## INDUSTRIAL/WAREHOUSE PREMISES

106,964 sq ft (9,934 sq m)

- Detached
- 3 miles to M1 J25, 5 miles to M1 J24A/A50
- Multiple level access doors to all elevations
- Available on competitive terms
- May split

# Industrial/Warehouse Unit – To Let

## Size 106,964 sq ft (9,934 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
- Gas fired warehouse heating
- Offices/welfare block
- Shared yard area



### Accommodation

Indicative areas are as follows:

Accommodation	Square Feet	Square Metres
Unit F Ground floor	51,855	4,817.50
Unit F First floor	2,815	261.50
Unit H Ground floor	33,404	3,103.30
Unit F/H Connection	18,890	1,754.90
<b>TOTAL</b>	<b>106,964</b>	<b>9,937.20</b>

Consideration would be given to splitting the F & H to become independent units.

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.

### Timing

Available for occupation from January 2024

### Further Information & Viewings

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