



Industrial/Warehouse Unit on Secure Site

91,791 Sq Ft (8,527.38 Sq M)

- 3 miles to M1 J25, 5 miles to M1 J24A
- Available on competitive terms
- Multiple level access doors to all elevations

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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 (5miles). 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

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

DESCRIPTION	SQ FT	SQ M
Unit F&H2	91,791	8,527.38
TOTAL	91,791 SQ FT	8,527.38 SQ M

Terms

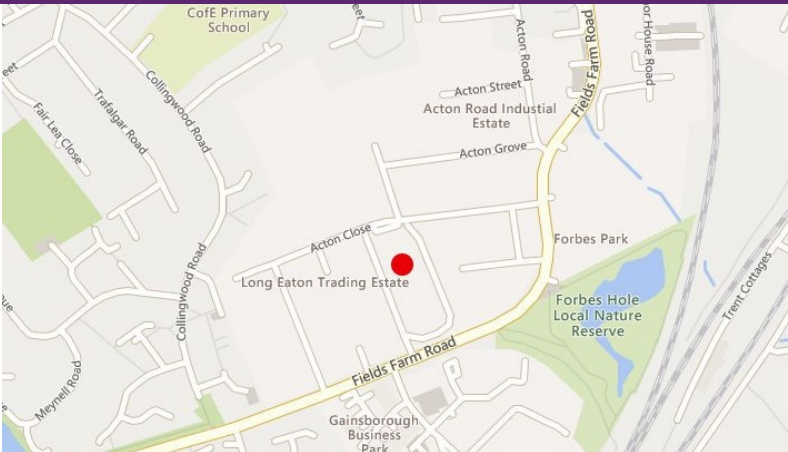
The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

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 sole agents CPP
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