

Long Eaton Industrial Estate

Fields Farm Road, Long Eaton,
Nottingham NG10 1FY

Industrial warehouse
Available to let | 30,355 - 91,791 sq ft



Industrial warehouse

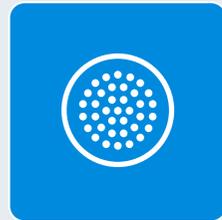
30,355 – 91,791 sq ft



6m internal eaves
(7m ridge)



Multiple power
assisted level
access doors



LED Lighting



3 phase
power supply



Offices/welfare
block



Dedicated
parking area



Available on
competitive
terms and size
flexibility



Available
combined
or individually

Unit F and H2 Long Eaton Industrial Estate provide adjoining units available either individually or combined. The refurbished units are of steel frame construction, providing accommodation across 3-principal bays with brick and blockwork elevations and high-level glazing around the eaves. The units benefit from LED warehouse lighting, level access loading doors, 3 phase power, 6m internal eaves and fitted office and welfare accommodation.

Site plan & accommodation



Unit	Property Type	Size (sq ft)	Size (sq m)
Unit F	Warehouse	61,436	5,708
Unit H2	Warehouse	30,355	2,820
Total		91,791	8,528

Site plan & accommodation



Unit F	Size (sq ft)	Size (sq m)
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Unit F Warehouse	45,461	4,223
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Unit F Office/Welfare (GF)	2,790	259
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Unit F Office/Welfare (FF)	2,790	259
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Unit F Stores - One	3,309	307
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Unit F Stores - Two	7,086	658
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Unit F Total	61,436	5,706
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Site plan & accommodation



Unit H2	Size (sq ft)	Size (sq m)
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Unit H2 Warehouse - One	17,837	1,657
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Unit H2 Warehouse - Two	11,612	1,078
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Unit H2 Office/Welfare	906	84
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Unit H2 Total	30,355	2,819
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An established industrial and logistics location

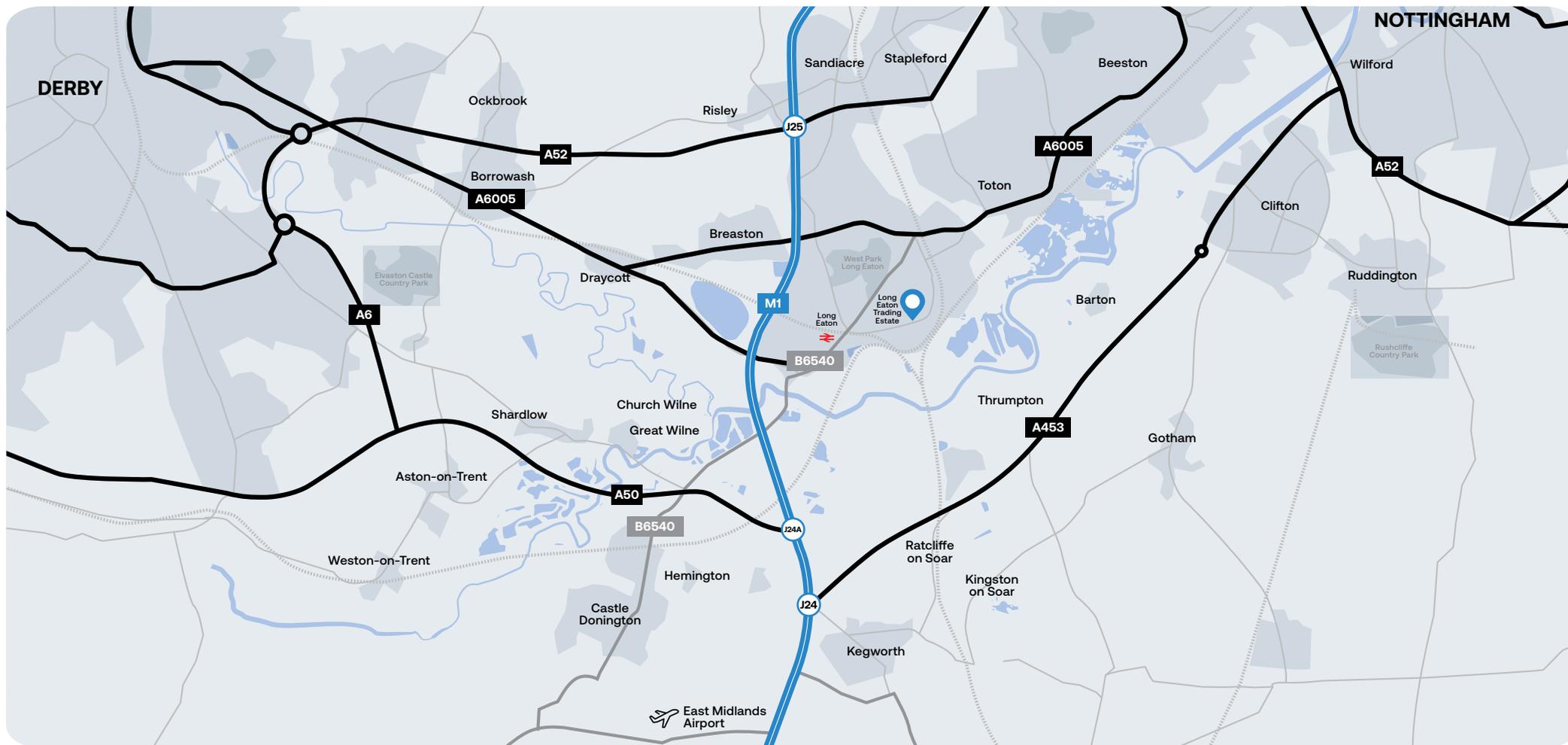


- 1 Unit F / H2 - Available
- 2 Travis Perkins
- 3 Censol
- 4 Howdens
- 5 Andrew Paul Furniture
- 6 DFS
- 7 MiHub
- 8 Silicone Altimex
- 9 MiHub
- 10 Galaxy Insulation
- 11 MiHub
- 12 MiHub



Location

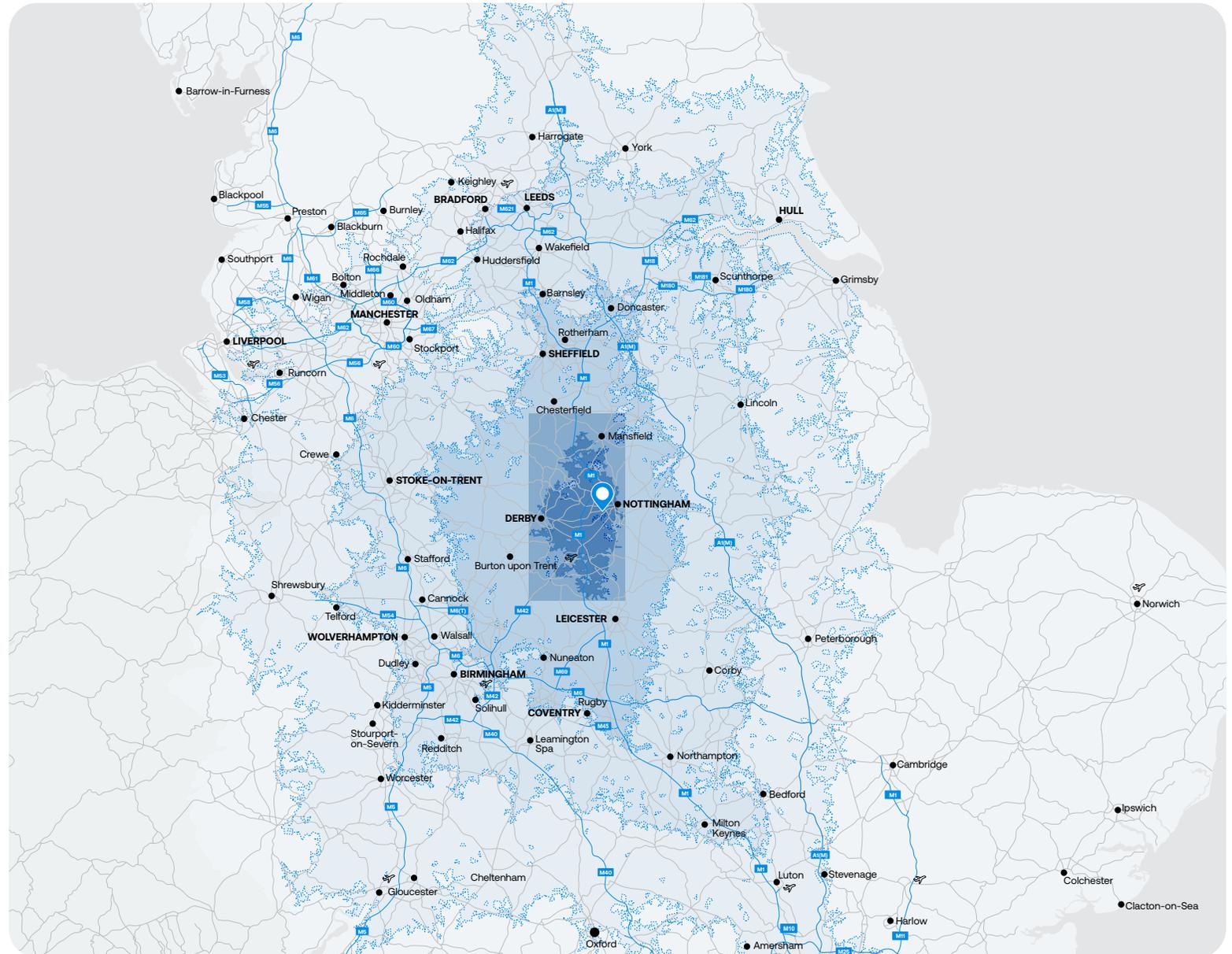
Long Eaton Trading Estate is located on the South side of the town centre accessed from Fields Farm Road. The estate has excellent connections to the M1 at both J25 (3 miles) and J24a (5 miles). The town has regular public transport services by bus and rail connecting to both Nottingham, Derby and other 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.



30 minutes 60 minutes 90 minutes 120 minutes

Drive times

Destination	Time	Distance
East Midlands Airport	15 mins	7 miles
Derby	19 mins	10 miles
Nottingham	26 mins	10 miles
Leicester	37 mins	23 miles
Birmingham	54 mins	44 miles
Manchester	2 hrs	87 miles
M25	2 hrs 20 mins	120 miles



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Further information:

EPC

The property has an EPC rating of C.

VAT

VAT will be payable where applicable.

Terms

The premises are available to let by way of a new lease, upon full repairing and insuring terms to be agreed.

Rent

Rent upon application to the letting agents.

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