



Recently Refurbished Light Industrial Unit 12,518 Sq Ft (1,162.92 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

Recently Refurbished Light Industrial Unit

12,518 Sq Ft (1,162.92 Sq M)

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 has recently been refurbished.

Key features include:

- 6.5m internal eaves (7.5m ridge)
- Two power assisted level access doors
- LED Lighting
- 3 phase power supply
- Two storey office/welfare block

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	12,518	1,162.92
TOTAL	12,518 SQ FT	1,162.92 SQ M

Terms

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

VAT

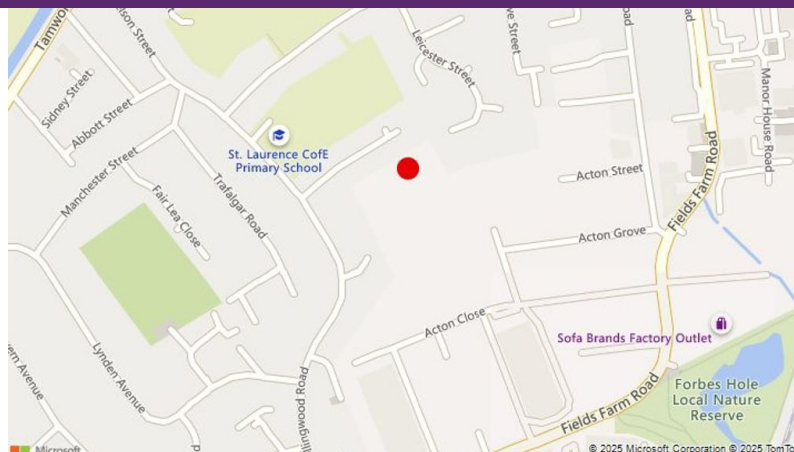
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Please refer to the Local Authority for information on Business Rates.

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 CPP agents:

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