



Warehouse / Industrial Unit on Popular Trade Estate

24,000 - 73,000 Sq Ft (2,229.6 - 6,781.7 Sq M)

- To Be Refurbished, Available Q2 2026
- 6m Eaves
- Excellent Connections to the M1, J25 (3 miles) and J24a (5 miles)
- Level Access Loading

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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 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 to a pitched roof. The elevations are of brick and blockwork construction. To be refurbished.

Property features include:

- * 6m internal eaves (7m ridge)
- * Multiple level access doors
- * LED lighting
- * 3 phase power supply
- * Offices/welfare block
- * External circulation and loading
- * Gated Yard Provision

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit A1	24,000	2,229.6
Unit A2	49,000	4,552.1
TOTAL	73,000 SQ FT	6,781.7 SQ M

*Can be split or combined

Terms

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

VAT

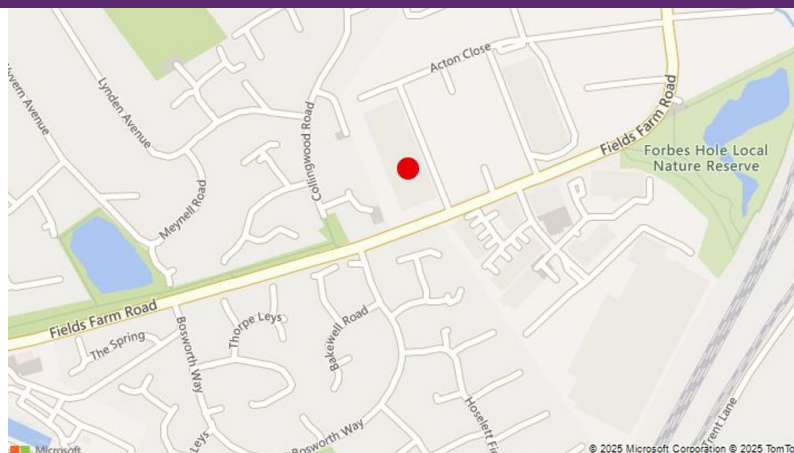
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

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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