



Warehouse and Office Accommodation in Established Location 17,483 Sq Ft (1,624.17 Sq M)

- Available from April 2026
- Level Access Loading
- Rear yard and forecourt parking
- Warehouse lighting

Warehouse and Office Accommodation in Established Location

17,483 Sq Ft (1,624.17 Sq M)

Location

Acton Grove forms part of the Acton Road Industrial Estate positioned off Fields Farm Road on the South side of Long Eaton town centre. Access to J25 of the M1 is via B6002 to the west and to the A50 (M1-M6 Link) via the B6540, to the south linking to J24 of the M1. All within 4 miles drive.

Key occupiers located nearby include Mi-Hub, LAC Conveyancers and Travis Perkins.

Description

The property comprises a portal frame building with brick and blockwork elevations, providing accommodation over 3 bays. The units have pitched composite cement panelled roof coverings, concrete floor slab and the following additional features:

- Level access loading
- Share rear yard
- Warehouse lighting
- WC & Canteen facilities
- Forecourt parking
- Racking available by negotiation

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	9,432	876.23
Ground Floor Office / Welfare	2,377	220.82
First Floor Offices	1,347	125.14
First Floor Stores	4,327	401.98
TOTAL	17,483 SQ FT	1,624.17 SQ M

Terms

The premises are available To Let on new full repairing and insuring lease on terms to be agreed.

VAT

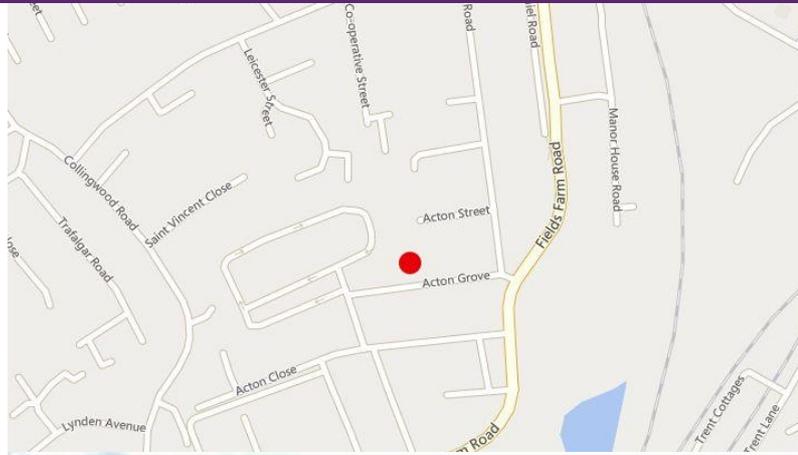
All figures are quoted exclusive of VAT at the prevailing rate.

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 sole agents CPP
Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk
Jemmima Guy-Clark
T: 0115 896 6611
M: 07986 132 559
E: Jemmima@cpp.uk

March 2026



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.