

TO LET WAREHOUSE

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# UNIT C, FIELDS FARM ROAD

Long Eaton, Nottingham, NG10 3FZ



## Key Highlights

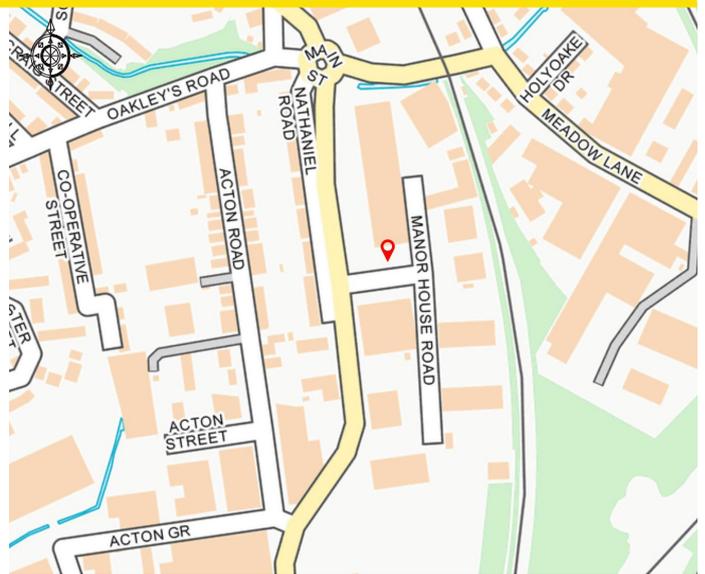
- Prominent corner position fronting on to a main road
- Modern semi-detached unit
- Large secure yard
- Within two miles of J25 M1

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## Location

Long Eaton is an established popular industrial location, lying seven miles south west of Nottingham and eight miles south east of Derby.

The property occupies a prominent corner position at the junction of Manor House Road and Fields Farm Road, a principal route through the town connecting the town centre with the railway station. J25 of the M1 motorway lies approximately two miles north west.

The property is situated on an established industrial estate with nearby occupiers including Hire Station, Wolseley, Howdens, Screwfix and Halfords.

## Description

The property comprises a semi-detached single storey warehouse unit of brick/concrete block construction with PVC coated metal profile sheeting to the upper parts and pitched roof supported by clear span steel trusses.

We understand that the building dates from the early 1980s and has an eaves height of approximately 5m (16 ft 5). Loading is via two dock levellers and one level access loading door.

Internally, the unit is generally open plan with ancillary toilets, kitchen and reception office provided within. The property benefits from CCTV and an intruder alarm. There is overhead gas fired warm air heating to the warehouse, high level lighting and a sprinkler system.

Externally, the property benefits from a large secure yard area with extensive parking, loading and circulation space.

## Accommodation

Measured on a gross internal basis in accordance with the RICS Code of Measuring Practice the property provides the following floor areas:

DESCRIPTION	SQ M	SQ FT
Warehouse	1,422.94	15,317
Mezzanine Stores	52.31	563
<b>TOTAL</b>	<b>1,475.25</b>	<b>15,880</b>

## Services

Mains supply of gas, electricity, water and drainage are available and connected to the unit.

## Planning

B8 Storage and Distribution.

## Business Rates

Rateable Value (2017) £38,750 excluding any transitional or other relief.

Rates Payable (2020/2021) £19,336.25.

## EPC

D80.

## Lease

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£75,000 per annum exclusive.

## VAT

VAT will be charged at the prevailing rate.

## Legal Costs

Each party are to bear their own legal costs in connection with this transaction.

## Viewing & Further Information

Strictly by prior appointment with the Joint Sole Agents, Savills or Wallace Jones 0115 946 8946 enquiries@wallacejones.net

## Contact

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