

TO LET - INDUSTRIAL/WAREHOUSE UNIT WITH EXTENSIVE OFFICES AND LARGE YARD

# UNITS A & B FIELDS FARM ROAD

Long Eaton, Nottingham, NG10 3FZ



## Key Highlights

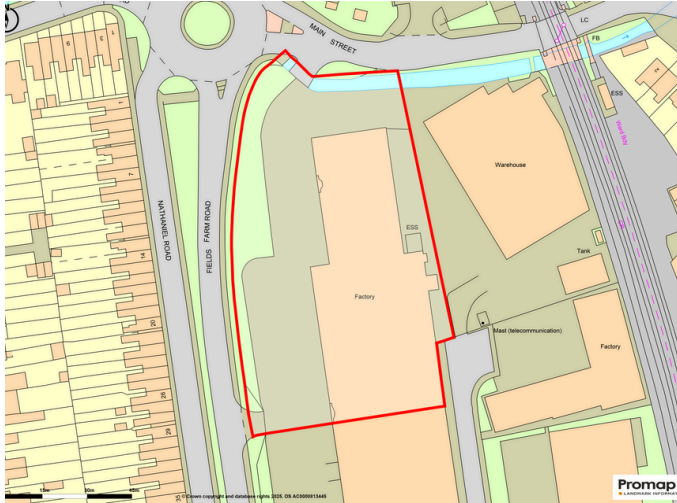
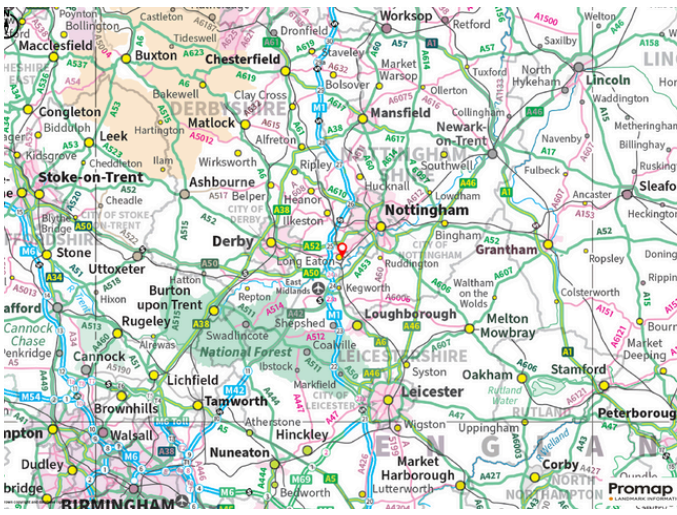
- Good industrial location with convenient access to J24A and J25 of the M1
- GIA: 31,771 sq ft (2,951.51 sq m)
- Eaves height - 5m rising to 8.7m at the apex
- Level access loading
- Established industrial/trade counter area
- Large yard/car park - circa 65 spaces
- Available as a whole or in separate units

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**LOCATION**

Long Eaton is situated on the Nottinghamshire/Derbyshire border forming part of the Greater Nottingham conurbation. It lies approximately 7 miles south west of Nottingham city centre and 9 miles east of Derby.

The property is situated within an established industrial/trade counter area, occupying a prominent position fronting onto Fields Farm Road with its junction with Main Street.

The property has excellent M1 access at Junction 25 (3 miles) and Junction 24A (5 miles).

**DESCRIPTION**

The property comprises a semi-detached industrial/warehouse unit with extensive single storey offices, occupying a self-contained site. The building is of steel frame construction with brick/concrete block elevations surmounted by metal profile cladding to the upper parts and pitched roof.

The main warehouse has an eaves height of 5m, rising to 8.7m at the ridge. With integral ancillary office and welfare facilities. Currently there is an extensive mezzanine floor installed, which is due to be removed. Loading is from the front with one level access loading door and one tailgate loading facility.

The adjoining building comprises further light industrial space, extensive offices, and ancillary showroom space with welfare facilities. The specification of the accommodation includes suspended ceilings, air cooling, and central heating radiators.

**ACCOMMODATION**

The property provides the following accommodation.

UNIT	FLOOR	USE	SQ FT	SQ M
B	Ground	Warehouse	20,535	1,907.75
B	Ground	Plant Room	350	32.50
A	Ground	Design Room	5,565	516.96
A	Ground	General Office	5,321	494.30

**TOTAL GIA** **31,771** **2,951.51**

There is currently an extensive mezzanine in Unit B extending to approximately 17,500 sq ft (1,625 sq m), which is due to be removed from the building.

**PLANNING**

The property has previously been used for a mixture of both light industrial warehousing and office uses. interested parties are advised to make their own enquiries direct of the planning team at Erewash District Council to confirm the current planning status.

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## SERVICES

We understand that all mains services in terms of drainage, water, gas, and electricity are available to the property.

## BUSINESS RATES

Rateable Value: £105,000

Rates Payable (2025/2026): £58,275 excluding any transitional or other relief.

In the event of the property being let as two separate units then the rating assessment will need to be subdivided and reassessed.

## EPC

D 79

## LEASE

The property is available as a whole or consideration will be given to letting Units A & B independently.

## CONTACTS

For further information please contact:

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## GUIDE RENT

The property is available as a whole at a guide rent of £180,000 per annum exclusive. Please contact the agents for guide rents on the individual units.

## VAT

VAT will apply to this transaction.

## ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

## LEGAL COSTS

Each party are to be responsible for their own legal costs in connection with this transaction.

## VIEWINGS AND FURTHER INFORMATION

Viewings are strictly by prior appointment with the joint Sole Agent, Savills or Wallace Jones Tel: 0115 946 8946

## IMPORTANT NOTICE

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