



Unit 4A Sheet Stores Industrial Estate, Fields Farm Road, Long Eaton, Nottingham, NG10 1AU

3,230 sq. ft. / 300 sqm. overall.

Well-specified workshop with office and ancillary accommodation.

Excellent road transport links and good accessibility.

Established and popular Industrial Park.

TO LET - £12,500 pax

Unit 4A Sheet Stores Industrial Estate, Fields Farm Road, Long Eaton, Nottingham, NG10 1AU

LOCATION

Sheet Stores Industrial Estate is just off Fields Farm Road close to the junctions of Wilsthorpe Road and Tamworth Road. Long Eaton is a busy and popular Market Town located approximately eight-miles south-west of the City of Nottingham and nine-miles east of the City of Derby. The area benefits from excellent transport links with good accessibility to the A52, the Nottingham/Derby trunk road, junction-25 of the M1, and the A50, the M1/M6 link road. The railway station is approximately half-a-mile distant. The town has a residential population of approximately 45,000 inhabitants (2011 census). Sheet Stores Industrial Estate is a well-established and popular trading location, with approximately thirty-five commercial, industrial and office users on site.

ACCOMMODATION/FLOOR AREAS

A predominantly open-plan industrial unit with useful sliding door access, with kitchen, WC, and office facilities.

3,230 sq. ft. / 300 sqm. overall

PLANNING

We understand that the property has existing use consent for B1, B2 & B8 as defined by the Town and Country Planning (Use Classes) Order 1987.

SERVICES

We believe that mains gas, electricity, water and drainage are all connected to the property. Please note, no tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

We understand that the property is assessed for non-domestic rating purposes as follows:-

Warehouse and Premises RV £8,700

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E102, as at 12th January 2010. This certificate is valid for ten-years, unless superseded by a later certificate. A copy of the EPC can be made available on request from the Agents.

VALUE ADDED TAX (VAT)

We understand that VAT is payable on all figures quoted.

TERMS

The premises are available by way of a full repairing and insuring (FR&I) lease, at a rent of a £12,500 (twelve thousand, five hundred pounds) per annum exclusive (pax), for a minimum term of three-years, incorporating three-yearly RPI-based rent reviews.

VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Mobile: 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT

