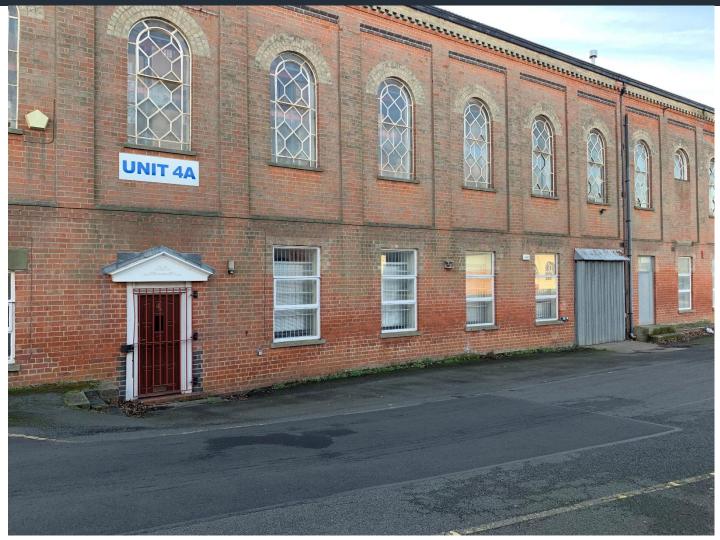
GADSBY NICHOLS



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

Gadsby Nichols 21 Iron Gate Derby DE1 3GP Residential 01332 296 396 enquiries@gadsbynichols.co.uk Commercial 01332 290 390 commercial@gadsbynichols.co.uk 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 nondomestic 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 This certificate is valid for ten-years, unless superceded by a later certificate.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: -

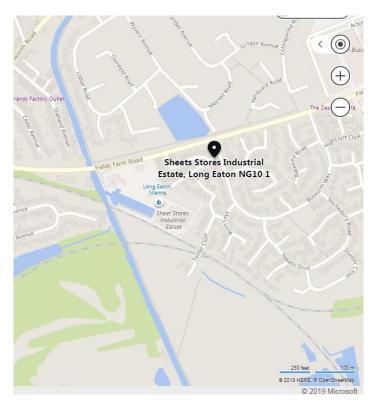
Gadsby Nichols

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



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Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows: -1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being as a statement, representation or faith as therein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being as a statement, representation or state. 3. Nothing in these particulars show only certain parts of the property at the time when the photographs were taken and it should not be assumed that the property that are not shown in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular state and of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and they property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and they projective purchases or tessee. 7. Plans are based upon the Orthance Survey may with the sanction of the Control of Stationary Office Crown Copyright. Is Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchases or leaves bese is followed. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular statement of property is offered subject to contract.