



Unit 3c Sheet Stores Industrial Estate, Fields Farm Road, Long Eaton, Nottingham, NG10 1AU

6,100 sq. ft. / 566.7 sqm. overall.

Well-specified workshop with office and ancillary accommodation.

Excellent road transport links and good accessibility.

Established and popular Industrial Park.

TO LET - £30,000 pax

Unit 3c 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

The property comprises a ground-floor industrial unit, with ground and first-floor offices, extending in total to approximately 6,100 sq. ft. / 566.7 sqm. The main workshop has a minimum 4.2m to eaves and extends to approximately 4,374 sq. ft. / 406.4 sqm. with useful mezzanine area of approximately 500 sq. ft. / 46.435 sqm.



The ground-floor offices are well-appointed and incorporate waiting room, reception area, managers office/boardroom, and WC facilities, together with first-floor offices and staff canteen. The unit also benefits from gas blow-heaters, translucent rooflights, three-phase electricity with 100-amp per phase, and access to the substantial shared car parking facility. Access to the unit is via two, 3m wide roller shutter doors.

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:-

Factory and Premises RV £28,500

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

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 £30,000 (thirty thousand 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

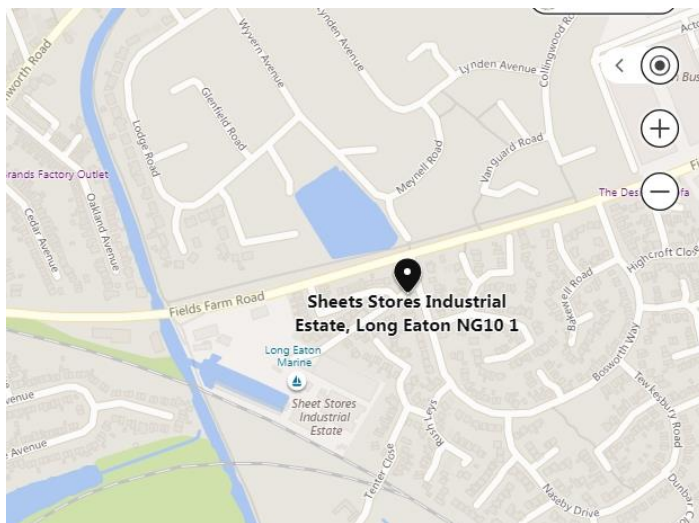
Mobile: 07501 525352

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



G317 Printed by Ravensworth 0870 112 5306

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 a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed 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 use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. 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 are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.