# GADSBY NICHOLS



## Unit 2 Sheet Stores Industrial Estate, Fields Farm Road, Long Eaton, Nottingham, NG10 1AU

Ground, and substantial first-floor storage accommodation of approximately **26,840 sq. ft./2,493 sqm.** 

Good quality office accommodation.

Goods lift and external hoist.

Excellent road transport links and good accessibility.

Generous on-site parking.

## TO LET - £55,000 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 2 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 accommodation is arranged over the ground and first floors, of Building 2, Sheet Stores Industrial Estate. The ground floor extends to approximately 5,000 sq. ft./464.5 sqm. with substantial first-floor accommodation of 21,840 sq. ft./2,029 sqm.

The accommodation benefits from good, natural light via the windows to either side, together with 10% translucent roofing. The offices are approximately 2,900 sq. ft./270 sqm. and are very equipped with diffused strip lighting, together with data and telecommunication points.

The first floor also has the benefit of a goods lift, and external electric hoist. Access to the ground floor is via a roller shutter door with stock lever, together with additional roller shutter door with level ground floor access.

#### **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 £37,750

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned, and a copy can be made available upon request from the Agent, once this is received.

#### 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 £55,000 (fifty-five thousand pounds) per annum exclusive (pax), for a minimum term of three-years, incorporating three-yearly RPI-based rent reviews.

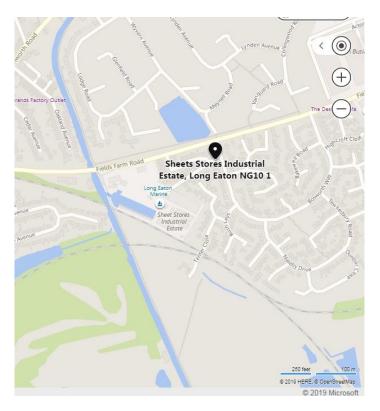
#### VIEWINGS

Strictly by prior appointment with the sole agents: -Gadsby NicholsTel:01332 290390 / 07501 525352Email: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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