



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

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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 non-domestic 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 Nichols

Tel: 01332 290390 / 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

