



First Floor Offices Former Waterways
Office Trent Lock
Long Eaton, Nottingham NG10 2FY

£1,167 PCM PLUS VAT

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We are pleased to offer a newly refurbished first floor office suite available immediately. Available immediately as serviced offices, with all services costs included on a 12 month license.

Finished to a high specification, these serviced offices, benefit from air conditioning and gas fired central heating, multiple work station points with Cat 5 cabling and power sockets. Designed to comfortably fit 8 work stations.

Located on the first floor of this two storey period building, the ground floor being occupied by the landlord. Secured separate access to a first floor reception lobby where there is an enclosed newly fitted kitchen for the sole use of the incoming tenant. There are shared ground floor wash room/WC facilities.

Situated in a superb location, adjacent to Trent Lock, an attractive destination on the Erewash Canal and River Trent. There are two popular public houses/eateries on the doorstep, as well as Trent Lock Golf Club - great for meetings and entertaining clients. Conveniently situated close to Long Eaton town centre, train station within a five minute drive, as is the M1 motorway, and within 15 minutes is East Midlands Airport.

The offices benefit from two designated car parking spaces within the courtyard to the front and there is a large public car park a minute's walk from the building.

The open plan offices offer approximately 50sqm (540sqft) of useable space. In addition to this is the first floor reception space, and there is the possibility of booking the landlord's boardroom on the ground floor on occasion as a meeting room.

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Ideal for many businesses such as consultancy firms, coordination centres, IT and marketing.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.