



32 Derby Road
Long Eaton, Nottingham NG10 1PD

£1,000 PCM

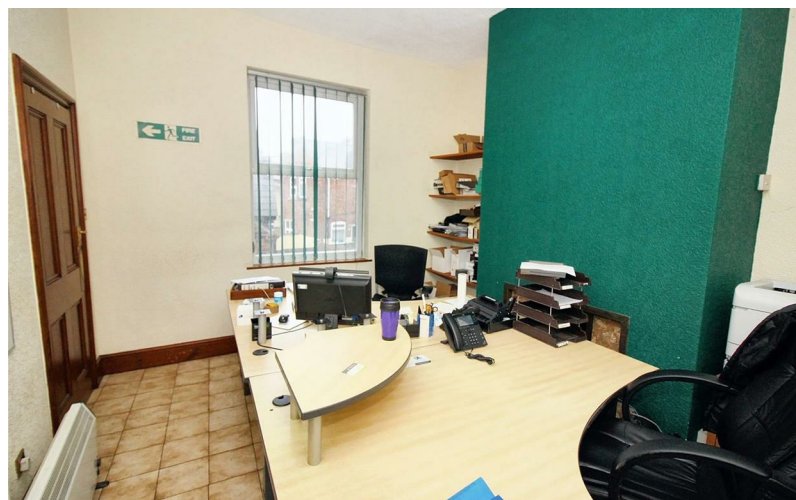
An opportunity to rent a substantial four storey building offering 263sqm (2830sqft) of overall space, close to the town centre of Long Eaton.

Offering approximately 190sqm (2045sqft) of useable space, previously used as financial services and offices. The building is ideal for a similar use. With accommodation over four floors, at ground floor level there is a large reception/open plan office with an additional rear office and large staff kitchen. There is a basement level with two large storage rooms, as well as staff toilet facilities.

On the upper levels to the first floor, there is a large open plan space (great as a meeting room or boardroom), a further rear office and bathroom facility. To the second floor there are three further rooms, one with a shower room facility.

Situated on the bridge on Derby Road in Long Eaton, a busy market town with a wide variety of shops and facilities. Whilst the building does not benefit from off-street parking, there are a number of public carparks within walking distance.

The building is available immediately to occupy on flexible terms on an internal repairing basis.



GROUND FLOOR RECEPTION

16'4" x 19'8" (5 x 6)

Inner lobby with staircase leading to basement level and door to rear office.

REAR OFFICE

14'0" x 11'8" (4.27 x 3.56)

Door to kitchen.

KITCHEN

18'1" x 6'11" (5.52 x 2.11)

BASEMENT - FRONT STORAGE

16'11" x 19'8" (5.18 x 6)

Access to toilet facilities, one with plumbing for WC and hand basin, the second with fully functional WC and hand basin.

BASEMENT - REAR STORAGE

13'1" x 10'9" (4 x 3.28)

FIRST FLOOR LEVEL

Central landing with staircase to second floor.

MEETING ROOM

19'8" x 16'4" (6 x 5)

REAR FIRST FLOOR OFFICE

12'3" x 11'4" (3.74 x 3.47)

BATHROOM

10'11" x 6'10" (3.34 x 2.10)

Bath, shower, WC and hand basin.

SECOND FLOOR ACCOMMODATION

Central landing.

FRONT ROOM ONE

17'1" x 8'10" overall (5.22 x 2.70 overall)

FRONT ROOM TWO

13'8" x 9'11" (4.18 x 3.03)

Maximum measurements.

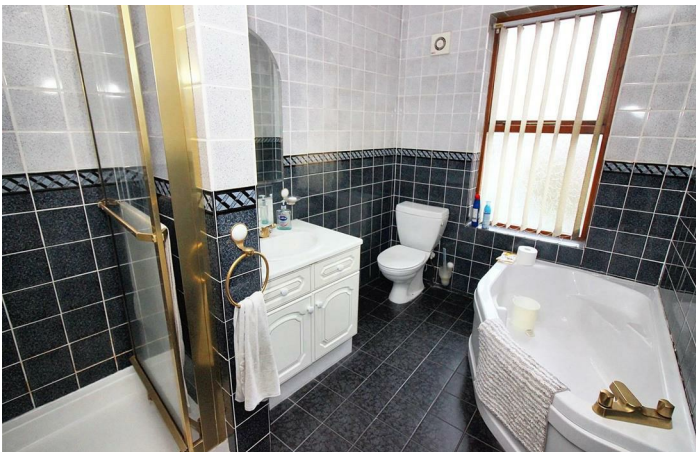
REAR ROOM THREE

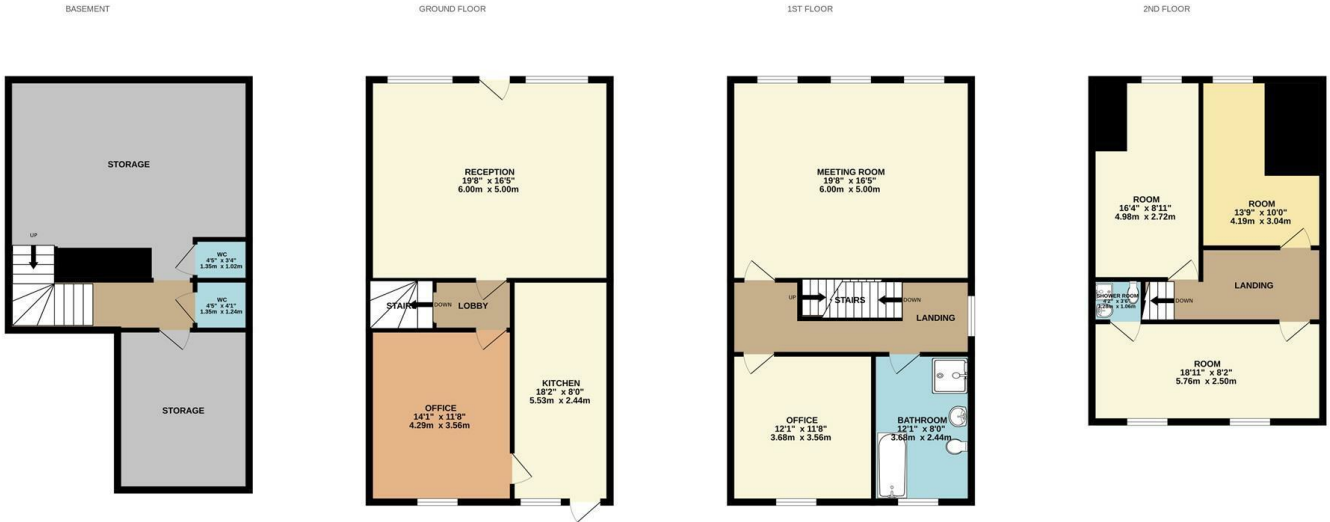
18'4" x 8'3" (5.6 x 2.52)

Door to shower room housing a three piece suite comprising wash hand basin, low flush WC, shower cubicle.

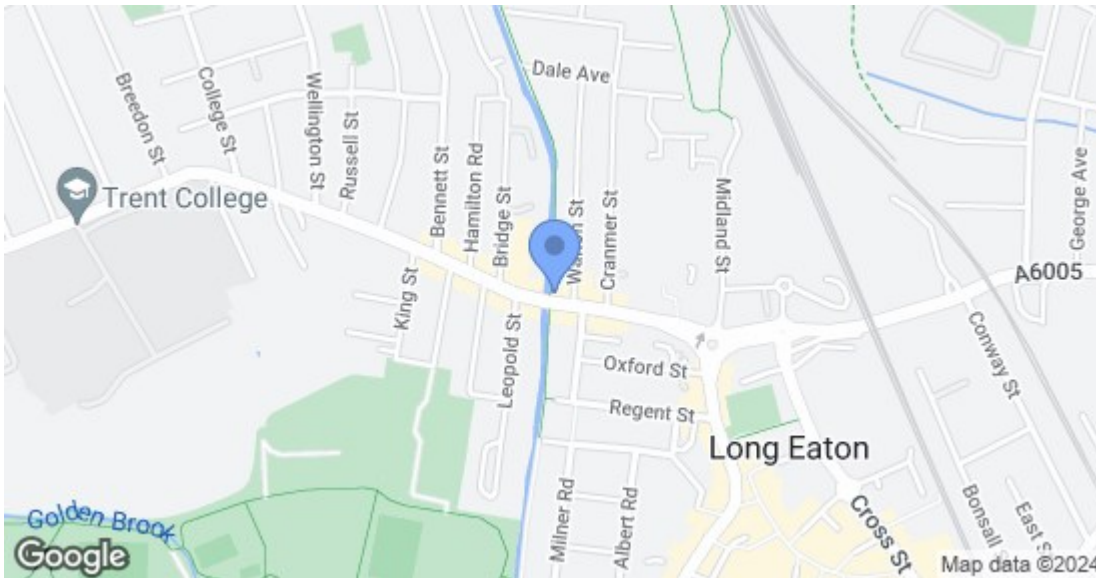
AGENTS NOTE

The advertised rent is £1000 PCM internal repairing lease on flexible terms to be negotiated. The current rateable value is £6600. This is not the amount payable but used to calculate business rates. As the rateable value falls below £12,000, it may be possible to apply for small business rate relief. For further information, we recommend contacting Erewash Borough Council.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.