

# BUSINESS SPACE OPPORTUNITY

The Hall, Derby Road, Long Eaton, Nottingham NG10 1HU



## RENT! THREE STOREY OFFICE ACCOMMODATION SET WITHIN POPULAR MARKET TOWN LOCATION

- Total NIA  
469 sq m (5,052 sq ft)
- Cellular offices with reception, meeting / boardrooms & staff facilities
- On site car parking



### LOCATION:

The property is prominently located in the market town of Long Eaton, which is midway between Derby and Nottingham.

The property is a Grade II Listed building and sits adjacent to the main high street of Long Eaton and the Asda superstore.

### DESCRIPTION:

The property comprises a three-storey office building providing a mix of cellular offices, meeting / boardrooms and staff facilities (kitchen and WC's). The property has the following additional features:-

- Wall mounted internet connectivity
- Mixture of carpet & hard flooring
- Secure external car park for up to a maximum of 10 cars
- Intruder alarm

### ACCOMMODATION:

DEMISE (NIA)	SQ M	SQ FT
Ground Floor:	215.90	2,324
First Floor:	140.81	1,516
Second Floor:	112.60	1,212
<b>TOTAL</b>	<b>469.31</b>	<b>5,052</b>

The property can be split to provide offices on a floor-by-floor basis if required.

### TERMS:

The property is available on a new FRI lease for a term of years to be agreed.

### RENT:

The property is available to rent at a level of:-

**Whole Building – £42,500 Per Annum**

**Per Floor – Price on Application**

### RATES:

Rates are to be assessed.

### SERVICE CHARGE:

A service charge is payable for the general maintenance and upkeep of the building and communal grounds.

### PLANNING:

E: (Commercial, Business & Service) Offices

### VAT:

Vat is not applicable

### EPC:

An EPC has been commissioned.

**Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk  
OR Robert Maxey 0115 979 3496 rmaxey@heb.co.uk**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

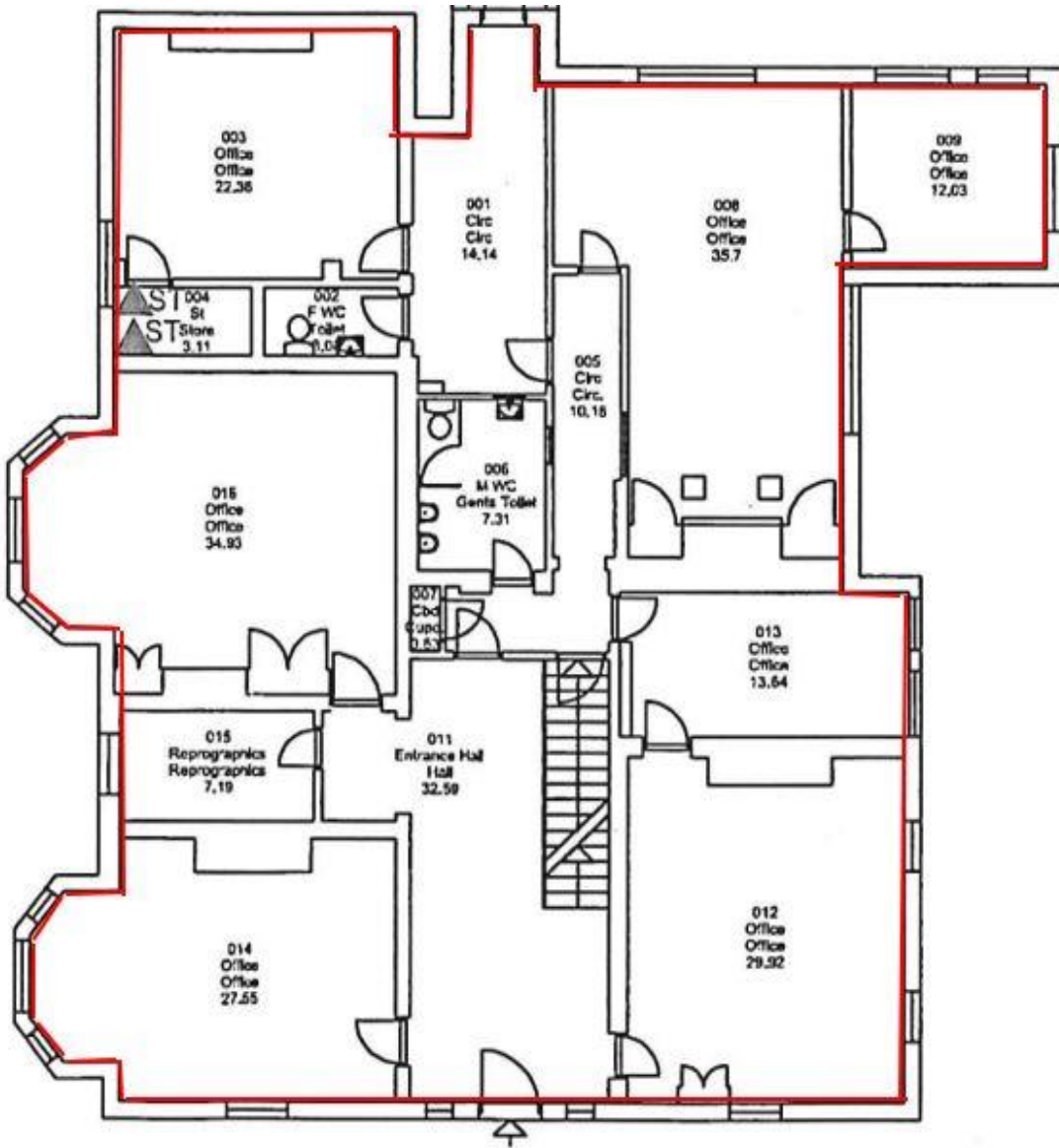


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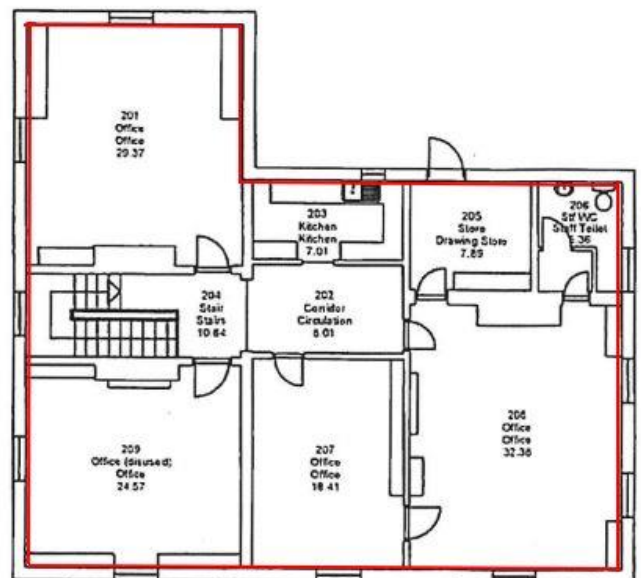
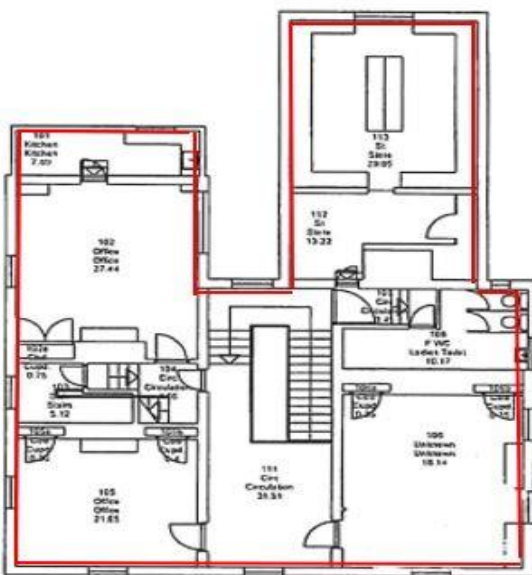
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## GROUND FLOOR



## FIRST FLOOR

## SECOND FLOOR



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# LONG EATON

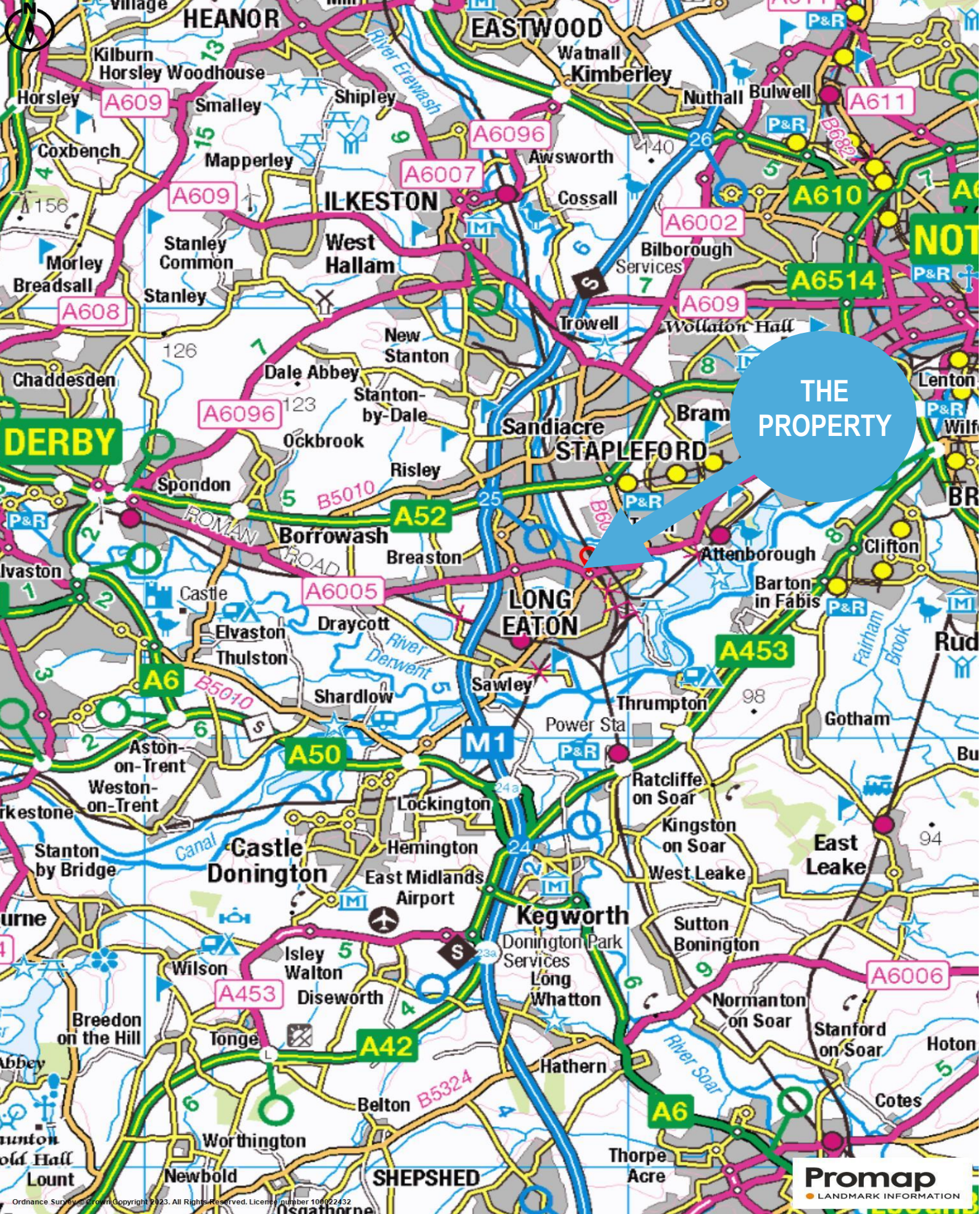
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THE PROPERTY

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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.