

**Mileway**

# Long Eaton Industrial Estate

## Nottingham

Available to Let

Warehouse

18,890 - 106,964 sq ft (1,755 - 9,937 sq m)

6m internal eaves



Power assisted level access doors



LED Lighting



3 phase power supply



Gas fired warehouse heating



Offices/welfare block



# Long Eaton Industrial Estate

Field Farm Road Nottingham NG10 3SX



## Description

The property is of a steel portal frame construction, providing accommodation across 3-principal bays. The elevations are of brick and blockwork with high-level glazing around the eaves. Consideration would be given to splitting the F & H to become independent units.

## Location

Long Eaton Trading Estate is located on the South side of the town centre accessed from Fields Farm Road. The estate has excellent connections to the M1 at both J25 (3 miles) and J24a (5 miles). The town has regular public transport services by bus and rail connecting to both Nottingham, Derby and other surrounding towns. The area is an established commercial location with nearby occupiers including Travis Perkins, Andrew Paul Furniture, Pour Moi and Mi-Hub amongst others.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

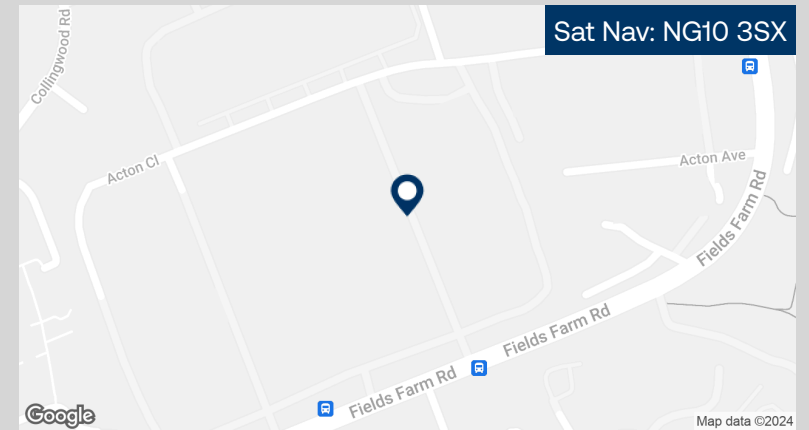
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit F	Warehouse	54,670	5,079	Immediately
Unit FH	Warehouse	18,890	1,755	Immediately
Unit H	Warehouse	33,404	3,103	Immediately
Total		106,964	9,937	

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