



Unit 1 Welton Business Park | Forbes Close | Long Eaton | NG10 1PX

High quality trade warehouse/office unit fronting Fields Farm Road, adjacent to many varying trade companies. Gross internal area of 466m² and 20+ on site parking spaces.

Rent £40,000 pa

Viewing Arrangements

Strictly by appointment

Contact Details

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Location	The premises are situated approximately one mile south of Long Eaton Town Centre in a prominent position fronting Fields Farm Road. Long Eaton itself is situated approximately seven miles south west of Nottingham, and four miles south east of Junction 25 of the M1 motorway.
Description	The premises comprise a single storey semi detached building of steel portal frame construction, having external brickwork and internal block work to 2.5m with flat cladding panels above. There are windows installed to two sides of the building providing good internal natural light. The premises have an eaves height of 6.8m and there is a mezzanine floor.
Accommodation	There is a separate reception area and kitchen. There are ladies and gentlemen's toilets, and a separate disabled toilet. The gross internal area is 466m ² (5016ft ²) with a further 3700ft ² of Mezzanine space.
Amenities	Fitted Kitchen and toilet facilities on site. Office space and showroom.
Services	The premises have low level lighting, ducting and acoustic baffles with could be raised or removed.
Rates	Current rateable value (1 April 2026 to present) is £28,250. Interested parties are requested to verify this information directly with Nottingham City Council.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.