



**UNIT D1, FORBES PARK, FIELDS FARM ROAD, LONG  
EATON, NG10 3TP**

**TRADE COUNTER TO LET**  
**5,511 SQ FT (511.99 SQ M)**





# Summary

## High Quality Industrial/ Trade Counter Space on Forbes Park

Available Size	5,511 sq ft
Rent	£45,000 per annum Current Passing Rent
EPC Rating	Upon enquiry

- CCTV
- Ample Parking
- 2 x Electric Roller Shutter
- Pitched Roof
- Strong Signage



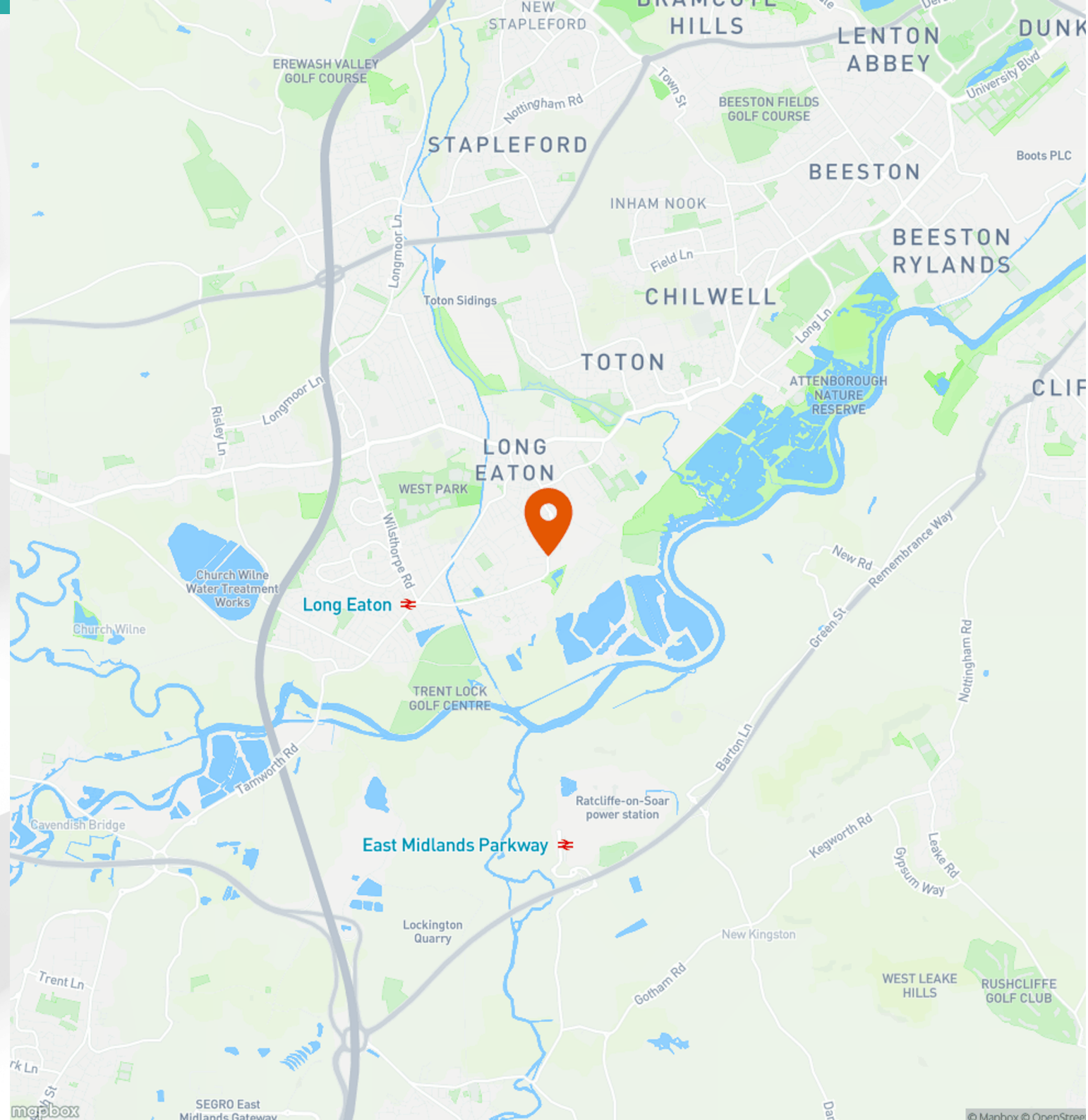


# Location



**Unit D1, Forbes Park, Fields  
Farm Road, Long Eaton, NG10  
3TP**

Forbes Park has an extensive frontage to Fields Farm Road, close to its junction with Acton Road, in an established industrial area approximately three quarters of a mile to the south of Long Eaton town centre. Long Eaton is situated with excellent access to M1 Junction 25, which is approx. 3 miles distant, and being convenient for Nottingham (9 miles approx) and Derby (11 miles approx.). Fields Farm Road Industrial Area is home to a large number of local, regional and national occupiers.









# Further Details

## Description

This unit provides open plan warehouse accommodation with WC and offices at ground level within the property. The unit has concrete floors, artificial lighting, 2 overhead tracked loading doors measuring circa 5m high and 4m wide. The unit has a minimum eaves height of approximately 7m to the frame. The unit features generous provision for customers and presents very well while sharing the business park with other strong tenants such as tool station and screwfix.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,511	511.99	Available
<b>Total</b>	<b>5,511</b>	<b>511.99</b>	

## Terms

Available by way of assignment or subletting of the existing lease 10 years from January 2023 at a passing rent of £45,000 pa or potentially a new lease on terms to be agreed.

## Viewings

By prior appointment with the Sole Agent.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Service Charge

An estate service charge will be payable in respect of the upkeep, maintenance and management of the common parts of the estate on a proportional basis. Interested parties are urged to make further enquiries.

## Business Rates

Interested parties are invited to make their own enquiries of the Rating Authority in respect of the business rates payable.









## Enquiries & Viewings



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