

## Detached industrial/warehouse unit just 3 miles from J25 of the M1 motorway – undergoing refurbishment

6,782m<sup>2</sup>  
(73,001ft<sup>2</sup>)

- Established industrial estate location
- Close to J25 and J26 of the M1
- 6.0 metre eaves
- 12 level access loading doors
- Delivery yards to the side and rear
- Could be split
- Economical rent of £6.00 per sq ft



**TO LET**

 Location

 Gallery

 Video

 Contact

 **FHP**  
fhp.co.uk

## Location

The property is situated within the largest industrial estate in Long Eaton. Long Eaton sits equidistant between Nottingham and Derby and within 5 miles of J25 and J24, M1, which can be accessed through Long Eaton and via Sawley respectively. The town has regular public transport services by bus and rail connecting to both Nottingham, Derby and the surrounding towns.

## The Property

The property comprises a substantial detached industrial/warehouse unit with yard and additional parking on a securely fenced and gated site. The premises is to undergo a refurbishment and will be available Q2 2026. The basic specification includes:-

- ❖ 6.0m eaves rising to 8.0m.
- ❖ 12 large level access loading doors.
- ❖ New LED warehouse lighting.
- ❖ Loading to both sides and the rear.
- ❖ Part fenced and gated site.
- ❖ New open plan office, kitchen and W/C accommodation
- ❖ Two 3 phase power supplies (125 KVA each)

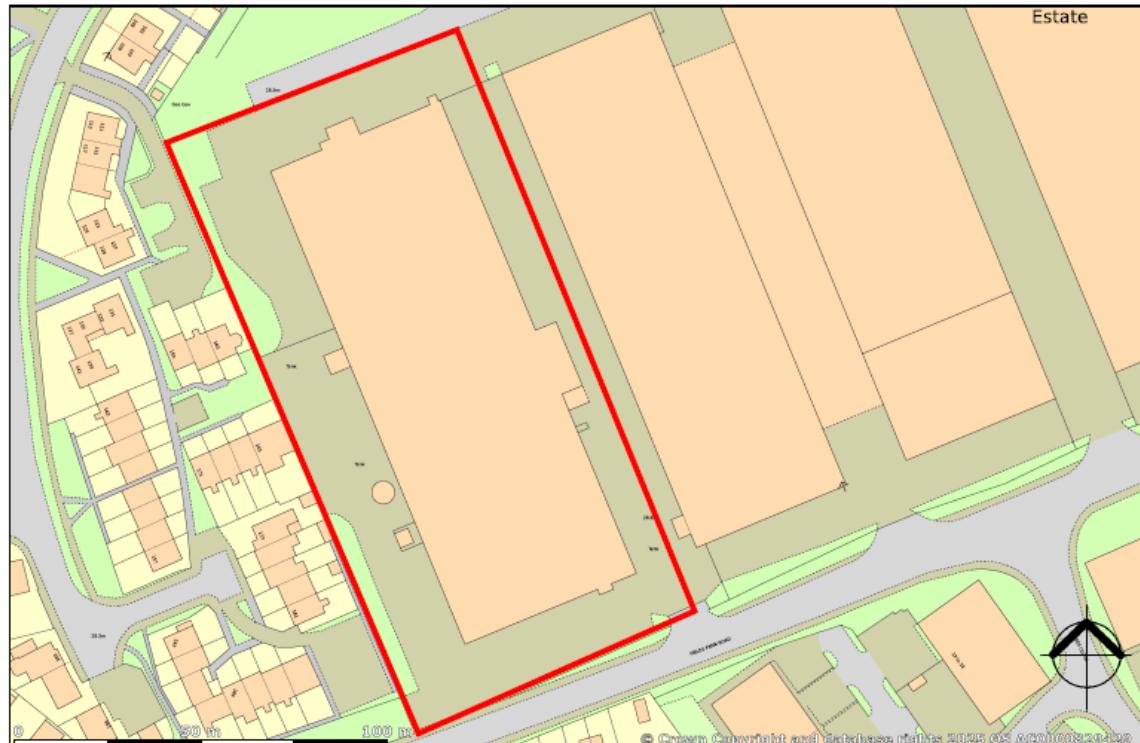
## Accommodation

The property provides the following approximate gross internal floor area:

Unit	M <sup>2</sup>	FT <sup>2</sup>
Unit A	6,782	73,001

[These figures are guidance purposes only and Prospective Tenants are advised to their own enquiries].



**Industrial Unit to Let: 6,782m<sup>2</sup> (73,001ft<sup>2</sup>)**created on **edozo**

Plotted Scale - 1:1,381





## Business Rates

We understand the premises has a rateable value of:

**£220,000**

The current UBR is 54.6p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

## Service Charge

A service charge is payable for common areas and facilities on the estate, Further details are available on request.

## Energy Performance Certificate

The property is undergoing a refurbishment, and the EPC will be assessed upon completion of the works.

## Planning

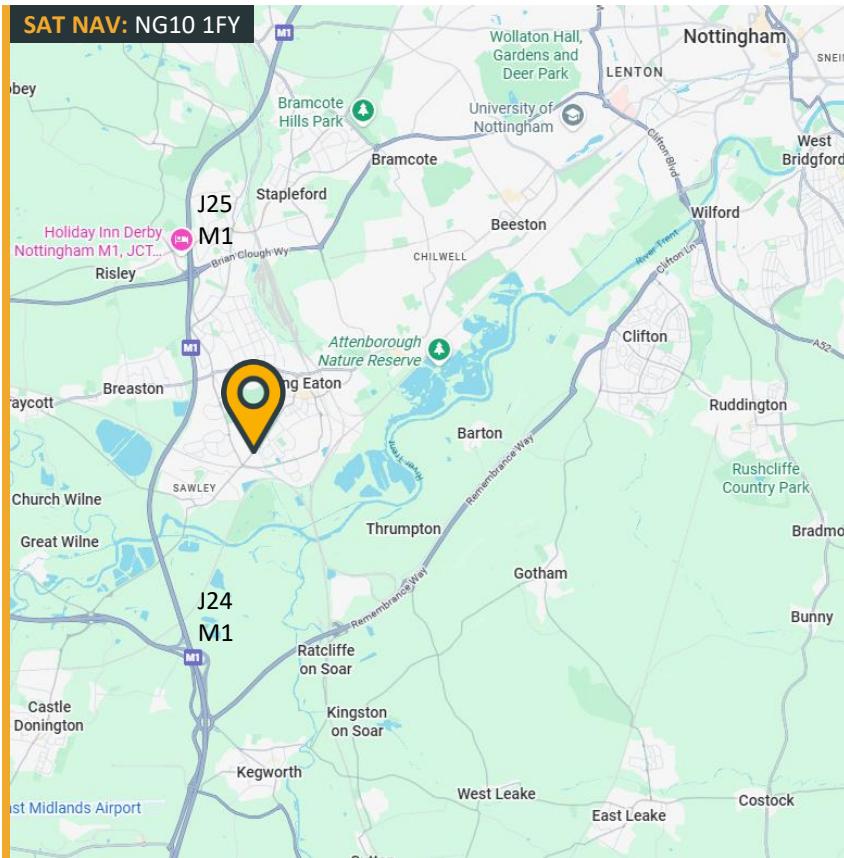
The building is intended for:

**B2 (General Industrial)**

**B8 (Storage or Distribution)**

Interested parties should make their own enquiries with Erewash Borough Council.

**SAT NAV: NG10 1FY**



## Rent

The property is available to let on new lease terms for a term to be agreed at a rent of:-

**£438,006 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or contact our joint agent

### Brodie Faint of CPP

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28/11/2025

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.