

Unit A2 | Long Eaton Trading Estate | Fields Farm Road | Long Eaton | NG10 1FY

Industrial/warehouse unit just 3 miles from J25 of the M1 motorway – undergoing refurbishment to include new roof

4,552m²
(49,001ft²)

- Established industrial estate location
- Close to J25 and J26 of the M1
- Minimum 6.0m eaves rising to 8.0m
- Level access loading doors
- Delivery yards to the side and rear
- Rent £343,007 per annum
- Available for occupation Q4 2026



TO LET



Location



Gallery



Video



Contact



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 semi-detached industrial/warehouse unit with yard and additional parking on a securely fenced and gated site. The premises is currently undergoing a comprehensive refurbishment which includes a new roof and will be available Q4 2026. A full specification of the refurbishment works is available on request. The basic specification includes:-

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

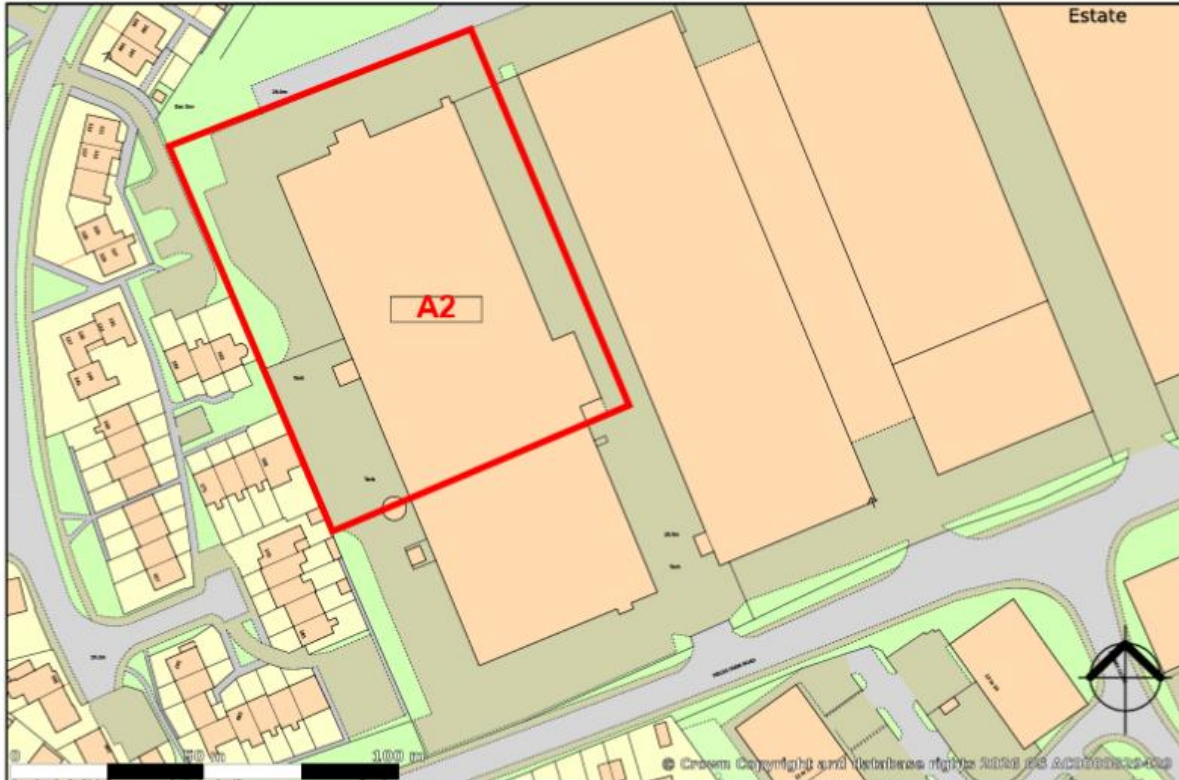
Accommodation

The property provides the following approximate gross internal floor area:

Unit	M ²	FT ²
Unit A2	4,552	49,001

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









Industrial Unit to Let: 4,552m² (49,001ft²)



Business Rates

The property will need to be reassessed for business rates on completion of the refurbishment works. A guide is available. Please contact the agents for further information.

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

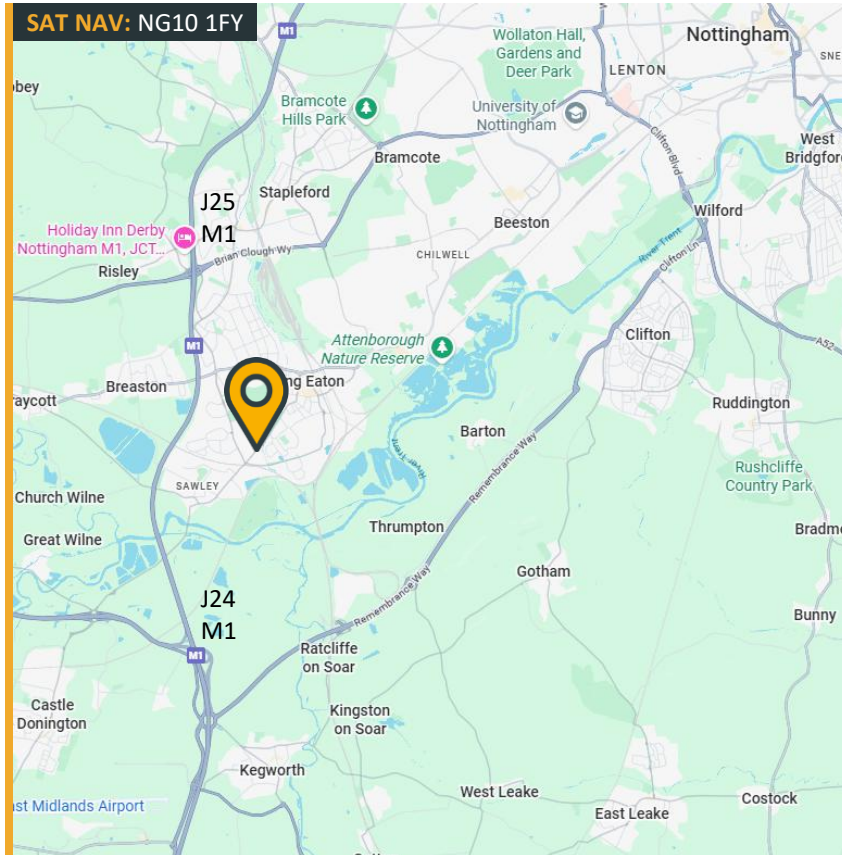
The building is intended for:

B2 (General Industrial)

B8 (Storage or Distribution)

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





Rent

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

£343,007 per annum exclusive

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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