

**Unit G3** | Long Eaton Trading Estate | Fields Farm Road | Long Eaton | NG10 1FZ

## Recently refurbished industrial/warehouse unit just 3 miles from J25 of the M1 motorway

**1,163m<sup>2</sup>**  
(12,518ft<sup>2</sup>)

- Established industrial estate location
- Close to J25 and J26 of the M1
- LED warehouse lighting
- High quality two storey office block
- 6.5 metre internal eaves
- 2 level access loading doors
- Immediately available on new lease terms
- Rent £81,367 per annum



**TO LET**



Location



Gallery



Video



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## 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 terraced industrial/warehouse unit providing clear span warehouse accommodation with a two-storey office/welfare block and has recently been refurbished. The premises also benefits from two level access roller shutter loading doors and a shared yard to the front.

The specification includes:

- ❖ 6.5 metre internal eaves
- ❖ LED lighting
- ❖ 3 phase power supply
- ❖ Part fenced and gated site
- ❖ Concrete slab floor
- ❖ 2 full height roller shutter loading doors
- ❖ 2 storey office/welfare block

## Accommodation

The property provides the following approximate gross internal floor area:

Unit	M <sup>2</sup>	FT <sup>2</sup>
<b>Unit G3</b>	<b>1,163</b>	<b>12,518</b>

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





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## Business Rates

We note from the VOA website that the premises hold the following rateable value:

**£30,000**

The current UBR is 43.2p, 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.

## Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of B29.

## Planning

The building is intended for:

**B2 (General Industrial)**

**B8 (Storage or Distribution)**

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



Location



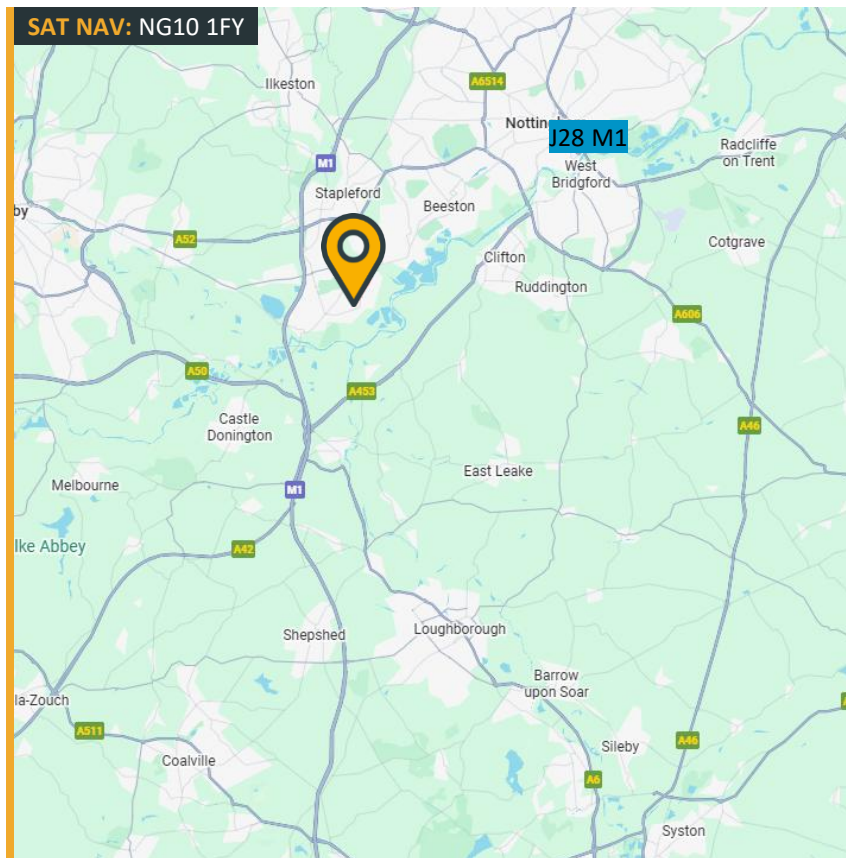
Gallery



Video



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## Rent

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

**£81,367 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:-

### Darran Severn

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### Corbin Archer

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### Anthony Barrowcliffe

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Or contact our joint agent

### Brodie Faint of CPP

07516 770513

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### Fisher Hargreaves Proctor Ltd.

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10 Nottingham Road, Derby,  
DE1 3QT

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