Unit F3 | **Forbes Park** | Fields Farm Road | Long Eaton | Nottingham | NG10 3FX

Modern high quality trade counter/warehouse/light industrial unit located on highly prominent business park

388m²
(4,176ft²)

- High quality open plan warehouse accommodation
- 6m eaves height
- Located 3 miles from J25, M1 and 5 miles from J24a, M1
- Shared loading yard and car parking
- Popular business park location
- Shell specification – ready for occupier fit out
- Available on new lease terms
- Rent – £41,760 per annum



TO LET

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FHP
fhp.co.uk

Location

Forbes Park is a highly prominent business park with an extensive frontage to Fields Farm Road, close to its junction with Acton Road. The property is located in an established industrial area, approximately ¾ mile to the south of Long Eaton Town Centre.

Long Eaton is situated with excellent access to the M1, J25, approximately 3 miles (and is equidistant between Derby and Nottingham City Centres).

The development itself is home to a number of national trade counter operators including Toolstation, City Plumbing and the Bathroom Showroom. Alongside food retailers including Subway and Greggs. The surrounding area is home to a large number of local, regional and national occupiers including Howdens, Wolseley Plumbing and Long Eaton Appliance Company.



The Property

The property comprises an end terraced unit of steel portal frame construction with profile steel cladding on the elevations. Internally, the property provides open plan accommodation with 6m eaves, three phase power and a gas supply. Externally, the property benefits from dedicated car parking, a shared loading area and an EV charger. The specification includes:

- 6 metre eaves height
- LED lighting
- Electric roller shutter loading door
- WC facilities
- Car parking and delivery access
- Concrete slab flooring
- Translucent roof lights











Accommodation

From measurements taken on site we calculate the following Gross Internal Area (GIA):

	m²	ft²
Warehouse space	388	4,176
Total	**388**	**4,176**

(This information is given for guidance purposes only.)

EPC

The properties Energy Performance Certificate Rating is 48 B.

Business Rates

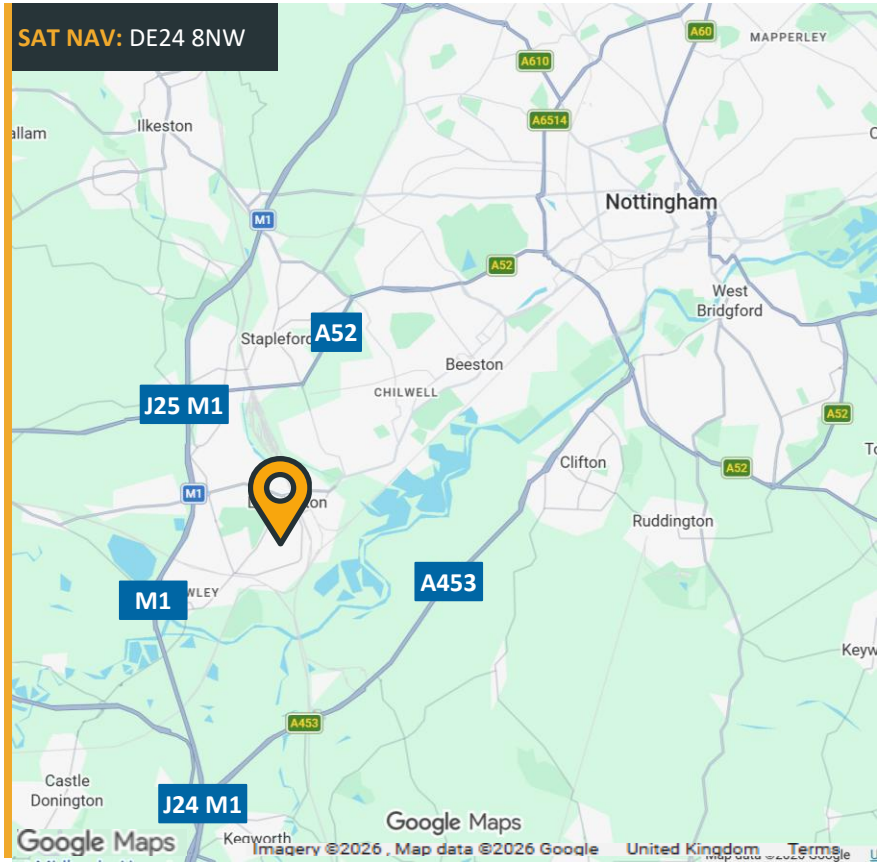
We note from the VOA website that from April 2026 the property has an entry as follows:

Rateable value: 24,500

Planning

The building has planning permission for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Erewash Borough Council.





Rent

The property is available by way of new lease terms at a rent of:

£41,760 per annum

VAT

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

Service Charge

A service charge is payable for the common areas and facilities on the estate. Please contact the agents for more information.

Further Information

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

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Please **click here** to read our "Property Misdescriptions Act". E&OE.