

379 Tamworth Road | Long Eaton | Derbyshire | NG10 3JP

## Modern industrial/showroom unit with additional warehouse space on prominent street in the centre of Long Eaton

345m<sup>2</sup>  
(3,776ft<sup>2</sup>)

- Industrial/showroom warehouse unit
- Additional warehouse/storage unit
- Car parking on site to the rear
- Excellent frontage onto Tamworth Road
- Close links to Junction 25 of the M1 motorway
- 0.21 acre site
- Available immediately
- Rent £30,000 per annum
- Price on application



**TO LET/MAY SELL**



Location



Gallery



Contact



## Location

The property is conveniently located in the heart of Long Eaton, on Tamworth Road adjacent to the Sainsburys. The surrounding area is predominantly a mix of residential, roadside retail and industrial units. The premises is located approximately 2.4 miles from Junction 25 of the M1 Motorway and the A52, which leads to Derby and Nottingham.

## Property

The unit provides clear span accommodation with an office, storage room and a WC. The property benefits from parking at the rear, and an additional single warehouse/storage also to the rear. The overall site coverage is approximately 0.21 acres. The specification includes:-

- LED lighting
- Gas heating
- Three phase power
- Roller shutter loading door
- Parking to the front and at the rear
- Additional warehouse at the rear

## Accommodation

The property provides the following approximate gross internal floor area:

	M <sup>2</sup>	Ft <sup>2</sup>
3.2	345	3,776





## Business Rates

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

### Showroom and premises

Rateable value: £13,250

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.

## Planning

Interested parties are recommend to make their own enquiries of the local authority as regards to planning consent.

The local planning authority is Erewash Borough Council.

## Service Charge

Further details available on request.

## Legal Costs

Each party to be responsible for their own legal fees.

## Energy Performance Certificate

Available upon request.



Location



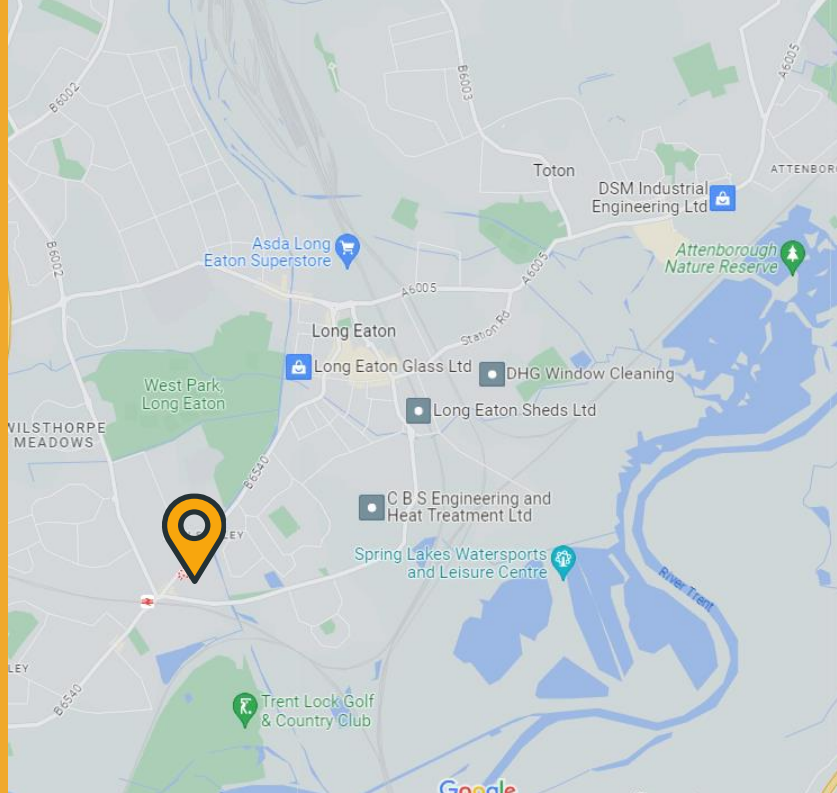
Gallery



Contact

**SAT NAV:** NG10 3JP

**WHAT3WORDS:** narrow.flock.economies



## Rent

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

**£30,000 per annum**

## Price

Price available on application

## VAT

VAT 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:-

### Corbin Archer

07929 716 330

[corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk)

### Amy Howard

07887 787 894

[amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk)



**01332 343 222**

### Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,  
10 Nottingham Road,  
Derby, DE1 3QT

[fhp.co.uk](http://fhp.co.uk)

30/10/2024

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