

Unit 38 Acton Avenue | Long Eaton | Nottinghamshire | NG10 1GA

## Rare opportunity to purchase detached good quality warehouse unit with secure yard

323m<sup>2</sup>  
(3,477ft<sup>2</sup>)

- Self-contained warehouse / industrial unit
- Securely fenced at gated site
- Extensive office fit out on the first floor
- Situated within an established industrial location
- Excellent accessibility to J25, M1 Motorway
- Generous yard space and ample parking



**TO LET /  
FOR SALE**



Location



Gallery



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Location



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## Location

Unit 38 is positioned to the rear of Acton Avenue, situated on Acton Road Industrial Estate fronting onto Farm Fields Road. The unit benefits from good access to J25, of the M1 Motorway, approximately 2 miles to north and excellent nearby transport links.

The unit is situated within a popular industrial location and benefits from a variety of diverse occupiers including Travis Perkins, Mi Hub Logistics Centre and the newly developed site known as Forbes Park.

## Description

The property comprises a detached warehouse / industrial unit that consists of steel portal frame construction with brick elevations and profile cladding to the upper part of the external walls. It benefits from the following specification:

- Concrete flooring
- Electric roller shutter door
- 3-phase power
- Mezzanine floor incorporating first floor offices
- Kitchen and WC facilities
- Personnel door
- Electric gate
- Generous yard area on securely fenced and gated site
- High quality office fit out





Location



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## Floor Areas

The property provides the following approximate gross internal area:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	241	2,596
Office/ancillary	82	883
<b>Total</b>	<b>323</b>	<b>3,477</b>

(These measurements are given for information purposes only)

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

**Rateable Value (2023/24): £15,250**  
**Rates Payable: £7,609.75**

(This information is for guidance only and all parties should check themselves with the local billing authority)

## EPC

The property has an EPC rating of C-63 which is valid until 2029

## VAT

VAT is applicable to the rent and service charge at the standard rate.







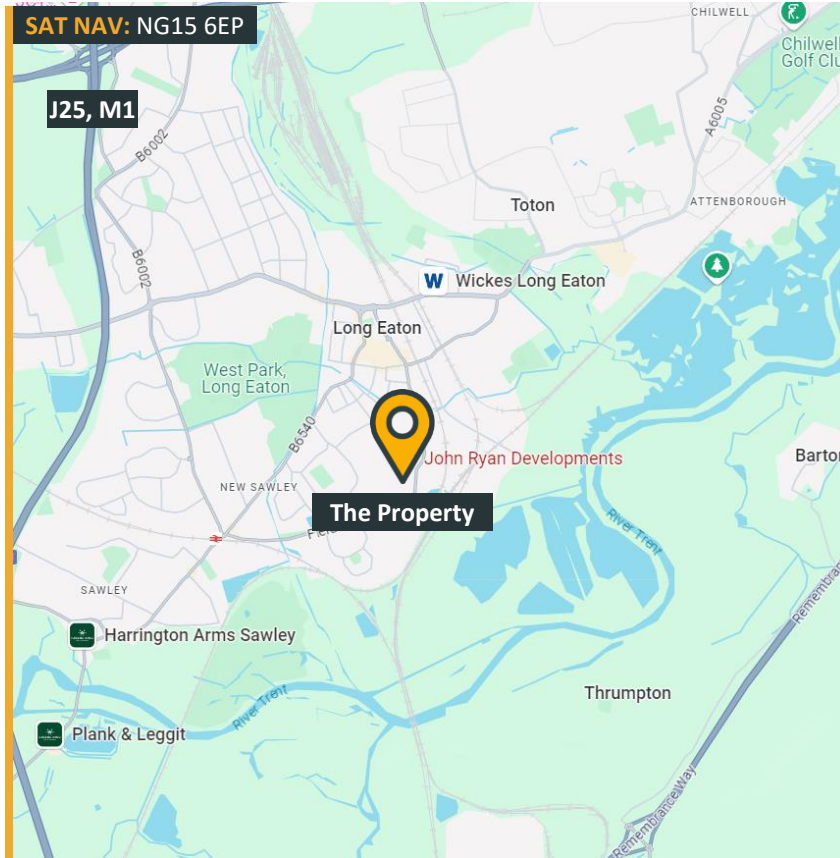
Location



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## Rent

The property is available on a new lease at a quoting rent of:

**£27,500 per annum**  
(Twenty-seven thousand five hundred pounds)

## Sale Price

The property is available at offers in the region of:

**£340,000**  
(Three hundred and forty thousand pounds)

## Further Information

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

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