



FIELDS FARM ROAD | LONG EATON | NOTTINGHAM | NG10 3FZ

Brand new trade counter/industrial/warehouse units From 992 to 6,233 sq ft (92 - 580 sq m)

- Highly prominent site with extensive frontage to Fields Farm Road
- 3 miles from M1, J25 & 5 miles from M1, J24A



FOR SALE | TO LET

Clowes^{*}
DEVELOPMENTS



The Forbes Park Trade Centre is a highly prominent development of 11 self-contained units of between 1000- 6233 sq ft. Larger sizes of up to 18,500 sq ft (1720.50 sq m) are available through combining the individual units.

The trade scheme will be built to a shell specification and include the following:

- Steel portal frame construction
- Eaves height 6.0m
- Steel profile clad elevations and roof
- Automated level access Up and over loading door
- Shared Loading yard
- 3 phase power and gas supply to each unit
- One electric vehicle charging point per unit

Full 12 year legal warranty pack on both leasehold and freehold properties.

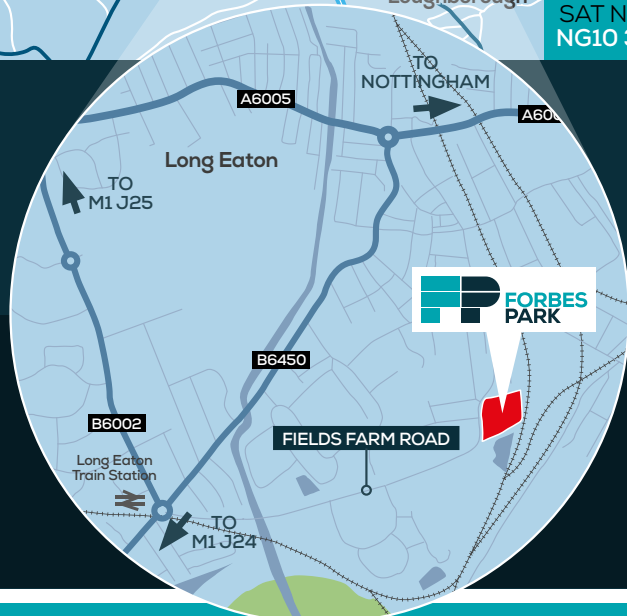
Accommodation

It is intended that the units will be constructed to comprise the following Gross Internal Areas:

| TRADE COUNTER UNITS | | | |
|---------------------|---------------|--------------|-----------|
| Unit | Size (sq ft) | Size (sq m) | Parking |
| D1 | 6,233 | 580 | 12 |
| D2 | 4,104 | 382 | 8 |
| D3 | 4,099 | 381 | 8 |
| D4 | 4,138 | 385 | 8 |
| D TOTAL | 18,574 | 1,728 | 36 |
| E1 | 1,491 | 139 | 9 |
| E2 | 992 | 92 | 6 |
| E3 | 992 | 92 | 6 |
| E4 | 992 | 92 | 6 |
| E TOTAL | 4,467 | 415 | 27 |
| F1 | 5,142 | 478 | 9 |
| F2 | 5,091 | 473 | 9 |
| F3 | 4,139 | 385 | 10 |
| F TOTAL | 14,372 | 1,336 | 28 |
| TOTAL | 37,413 | 3,479 | |






**SAT NAV:
NG10 3FZ**


Location

The Forbes Park Trade Counter Development has an extensive frontage to Fields Farm Road, close to its junction with Acton Road, in an established industrial area approximately three quarters of a mile to the south of Long Eaton town centre.

Long Eaton is situated with excellent access to M1 Junction 25, which is approx. 3 miles distant, and being convenient for Nottingham (9 miles approx) and Derby (11 miles approx.).

Fields Farm Road Industrial Area is home to a large number of local, regional and national occupiers.

| DESTINATION | MILES | TIME |
|--------------|----------|---------|
| M1 J25 | 3 miles | 10 mins |
| M1 J24A | 5 miles | 10 mins |
| Nottingham | 8 miles | 23 mins |
| Derby | 11 miles | 22 mins |
| Loughborough | 13 miles | 26 mins |
| Leicester | 26 miles | 46 mins |
| Birmingham | 46 miles | 58 mins |
| Sheffield | 48 miles | 58 mins |

SOURCE: GOOGLE MAPS 2019

Viewing

The site is visible from Fields Farm Road though the agents would be happy to meet any prospective occupiers onsite.



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EPC

It is anticipated that the units will have an EPC rating within Band A.

VAT

VAT will be applicable to the price/rent at the prevailing rate.

Price / Rent

On application.

Legal Costs

Each party to the transaction will bear their own legal costs.

Service Charge

Each unit is responsible for paying a contribution towards the upkeep of maintaining the communal areas by way of a service charge. Full details and costings are available upon request, current estimates are based on a rate of £0.13psf.

Business Rates

The units will be assessed for business rates purposes once the construction is completed. Interested parties are invited to make their own enquiries of the Rating Authority in respect of the business rates payable for the individual units.



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