

# FORBESPARK

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

## BUILD TO SUIT OPPORTUNITIES FROM 30,000FT<sup>2</sup> TO 150,000FT<sup>2</sup> ON A 6.81 ACRE SITE (2.75 HECTARES)

- Highly prominent site with extensive frontage to Fields Farm Road
- Design & build opportunities from 30,000-150,000 sq ft
- Suitable for industrial or warehouse use
- High power supply available
- Borehole water supply
- 3 miles from M1, J25 & 5 miles from M1, J24A

FOR SALE / TO LET



IMAGES ARE INDICATIVE ONLY



CLOWES DEVELOPMENTS (UK) LTD

[www.clowesgroup.com](http://www.clowesgroup.com)



# FORBES PARK

LONG EATON | NOTTINGHAM

## THE DEVELOPMENT

This highly visible site has recently been levelled and cleared to leave a site suitable for industrial/warehouse development.

Layouts showing various unit sizes from 30,000 sq ft to 134,500 sq ft GIA are shown on the following pages. These are indicative and can be tailored to respond to occupier's specific requirements.

## SITE AREA

From information taken from Promap we calculate the site extends to: **2.75 hectares** (6.81 acres)

## SERVICES

Mains water, gas, electricity (600 KVA three phase) and drainage are connected to the site.

The site has a bore hole which may benefit occupiers with high water consumption needs.

A higher electricity loading supply can be made available in the vicinity at modest additional cost. Further details upon request.

## TOWN & COUNTRY PLANNING

From verbal enquiry of Erewash Borough Council, we understand the former use falls into Class B2 (General Industrial) within the Town & Country Planning (Use Classes) Order 1987.

The site would be suitable for uses falling within use class B1 (Light industrial), B2 (General industrial) and B8 (Warehouse) uses.

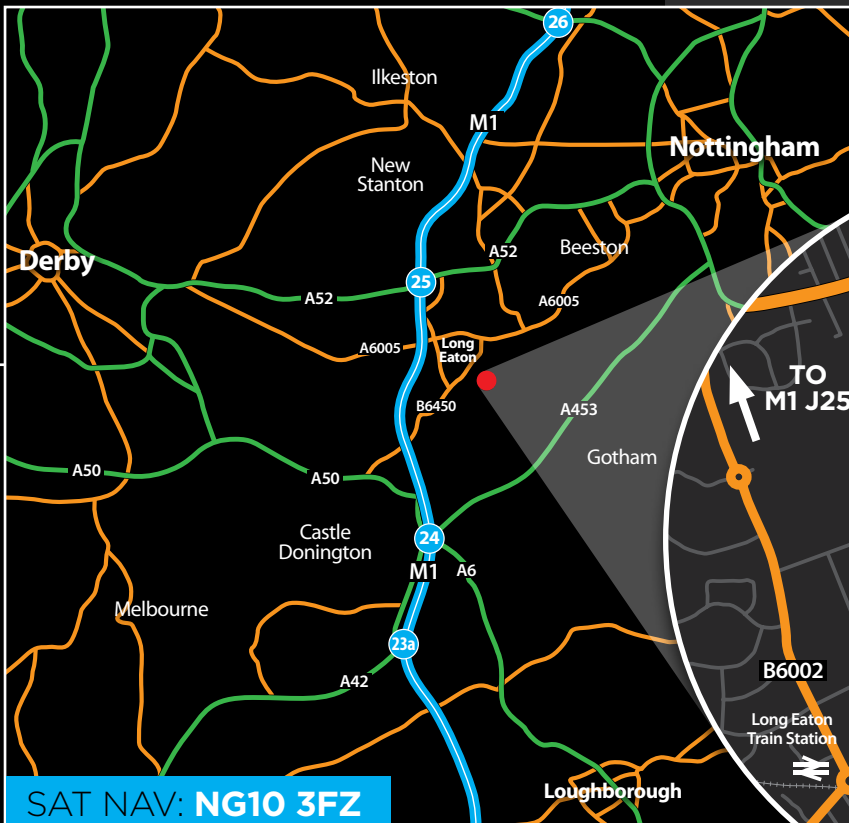
## TENURE

Interest is invited on a design & build basis on freehold or leasehold terms, and the developers would be pleased to prepare proposals for interested parties.





# FORBES PARK



SAT NAV: NG10 3FZ



## LOCATION

Forbes Park 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 2011

## VAT

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

## LEGAL COSTS

In the event of a letting, the ingoing tenant will be responsible for both parties' legal costs incurred in documenting the transaction.

In the case of a freehold sale, each party will be responsible for their own legal costs.

## 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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### PROPERTY MISEDDESCRIPTION ACT

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