



A COMMERCIAL LOCK-UP STORAGE UNIT

Unit A, Main Street, Long Eaton,
Nottingham NG10 1GN

£2,000 Per Month

A commercial lock-up storage unit in the heart of Long Eaton town center. Approximately 3975 Sq Ft.

This unit is ideal for someone wanting to store stock, or those in need of space for items. Whilst also offering a shop/retail outlet on a busy high street position. The unit is accessed via a secure roller shutter door.

The unit provides versatile space within a sought-after location that could be put to many uses.

The unit is located off Main Street, within walking distance of Long Eaton town center and the train station. Excellent transport links include J25 of the M1 motorway and the A52 providing direct access to Nottingham and Derby.

Contact the office for further information or to arrange your viewing on-site.

Warehouse 1 36'6 × 45'9 approx (11.13m × 13.94m approx)

Secure roller shutter door to the front elevation. Light & Power. Opening through to Warehouse 2. Door leading to office/staff room.

Warehouse 2 55'6 × 33'5 approx (16.92m × 10.19m approx)

Light & Power. Currently utilised as a storage with shelving for stacking.

Warehouse 3 23'3 × 16'2 approx (7.09m × 4.93m approx)

Light & Power. Recessed spotlights to ceiling. Plastered walls. Heating unit.

Office / Staff Room 12'1 × 14'09 approx (3.68m × 4.50m approx)

Window to the front elevation. Side access door. Light & Power.

W/C 8'4 × 4 ' approx (2.54m × 1.22m ' approx)

2 × Low level flush W/C. Pedestal wash hand basin. Tiled splash backs. Space and plumbing for automatic washing machine. Space and point for freestanding dishwasher. Ceiling light point.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.