



Atlas Mills Unit 5 Birchwood Avenue
Long Eaton, Nottingham NG10 3ND

£1,250 PCM

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An opportunity has arisen to let a light industrial workshop offering 320sqm (3444sqft) of overall ground floor space plus additional mezzanine storage.

Situated in a small light industrial estate located off a residential street within Long Eaton, this brick constructed property offers 235sqm (2530sqft) of open space, ideal for workshop, storage, etc. This is complemented by an enclosed office, storage area, small kitchen and WC facilities.

There are two separate mezzanine floors, both offering approximately 110sqm (1184sqft) of storage space, although some of this has limited head room.

The building sits at the end of a small industrial estate with shared vehicle access and designated parking for five vehicles, also with additional on street parking if required. The building is accessed from a pedestrian entrance door, as well as an electric roller door with approximately 3m of height clearance.

Available immediately on a new internal repairing lease, terms to be negotiated.

WORKSHOP 56'5" x 44'7" (17.2 x 13.6)

Offering approximately 235sqm (2529sqft) of useable space. This is accessed from the pedestrian entrance lobby, as well as the main entrance lobby.

MAIN ENTRANCE LOBBY 16'4" x 8'3" (5 x 2.52)

With electric roller shutter doors with approximately 3m of height clearance, access to main workshop and open to lobby store.

LOBBY STORE 9'10" x 11'5" (3 x 3.5)

PEDESTRIAN ENTRANCE

Front entrance door, doors to office, kitchen, WC, store and access to main workshop.

OFFICE 19'2" x 15'7" (5.85 x 4.75)

KITCHEN 6'4" x 4'1" (1.94 x 1.25)
Stainless steel sink unit with single drainer.

WC

Wash hand basin, low flush WC. There is also a redundant shower facility adjacent.

STORE ROOM 8'5" x 7'11" (2.57 x 2.43)

FRONT MEZZANINE 58'0" x 20'1" (17.7 x 6.13)

Sloping ceiling with reducing head room. Accessed from a staircase from the main workshop.

REAR MEZZANINE 56'5" x 21'4" (17.2 x 6.52)

Sloping ceiling giving reduced head room. Accessed from a staircase from the main workshop.

SERVICES

The building is connected to mains drains and water. Three phase electrics. There is a gas supply to the building, although currently capped off.

RATEABLE VALUE

The current rateable value is £10,000. This falls within Small Business Rate Relief. Any intending tenant should check their eligibility with the Local Authority, Erewash Borough Council.

TERMS

The building is available immediately on a new internal repairing lease with a re-charge for the building insurance with lease term to be negotiated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		
181-191	B		
169-180	C		
155-168	D		
138-154	E		
121-137	F		
81-120	G		
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	

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.