



A four storey office building with
263sqm (2830sqft) of overall
space.

32 Derby Road, Long Eaton, Nottingham,
NG10 1PD

£800 PCM

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An opportunity to rent a ground floor commercial space, Ideal for offices close to the town centre of Long Eaton.

Offering approximately 53 SQM (570 SQft) of useable space comprising a front office/reception of 30.2 SQM. Inner lobby with stairs leading to a lower store. Rear corridor to a fitted kitchen.

Situated on the bridge on Derby Road in Long Eaton, a busy market town with a wide variety of shops and facilities. Whilst the building does not benefit from off-street parking, there are a number of public carparks within walking distance.

The building is available immediately to occupy on flexible terms on an internal repairing basis.

GROUND FLOOR RECEPTION 16'4" x 19'8" (5 x 6)
Ample CAT 5 network points. Double fronted glazed windows with central access door. Door to Inner lobby with staircase leading to basement level and door rear corridor.

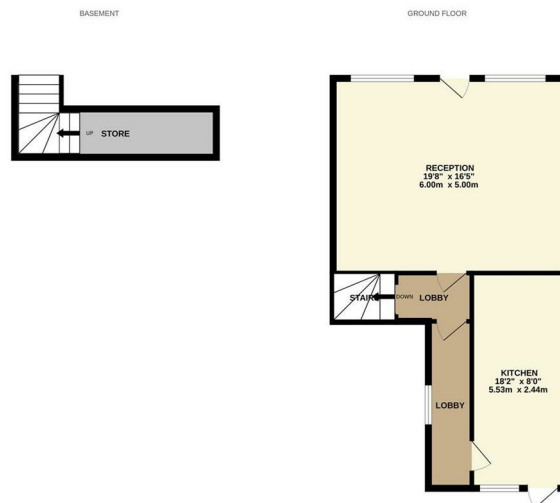
Basement Storage 16'4" x 3'6" (4.98 x 1.08)

Rear Corridor 13'11" x 3'7" (4.26 x 1.11)
Door to Kitchen and to rear access steps

KITCHEN 18'1" x 6'11" (5.52 x 2.11)

WC

The WC is a located in a separate building in a rear yard. Recently rerubished and accessed via the external staircase to the rear



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