



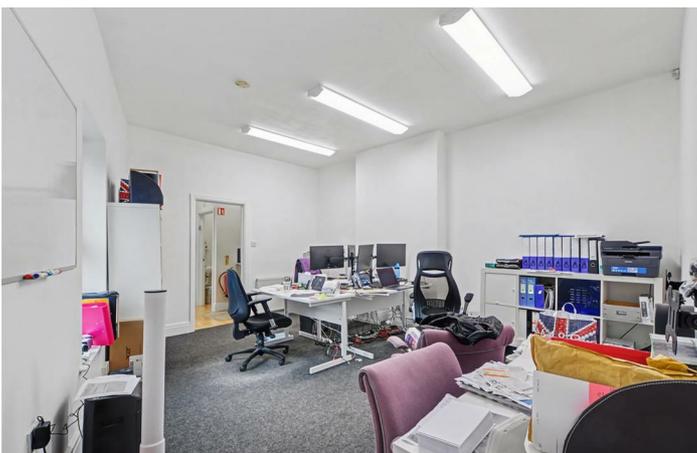
221 Tamworth Road,
Long Eaton, Nottingham
NG10 1DN

£850 Per Month



Due to relocation, an excellent opportunity has arisen to let a well-positioned double-storey office building, currently undergoing refurbishment, situated on a prominent corner plot fronting Tamworth Road, Long Eaton, within a predominantly residential area. The town centre of Long Eaton and the main railway station at Sawley are both approximately one mile away, with Junction 25 of the M1 motorway within approximately two miles.

The property is being improved and updated, offering well-presented and versatile accommodation suitable for a range of professional occupiers. Ample off-street parking is available on Tamworth Road and Charles Street, which also provides access to a single garage to the rear, complete with light and power, and ideal for storage.



Entrance Hall

Meeting Office

17'8 × 14'5 approx (5.38m × 4.39m approx)
UPVC double glazed sectional bay window to the front, UPVC double glazed window to the side, front entrance door with fixed light panel above, ceiling light point, stairs leading to the first floor, laminate flooring, meter cupboard housing the electric consumer unit.

Rear Office

14'9 × 17'10 approx (4.50m × 5.44m approx)
UPVC double glazed window to the side, ceiling light point, radiator, basement hatch providing access to the cellar housing gas meter point, panelled door to:

Rear Lobby/Kitchenette

9'9 × 7'6 approx (2.97m × 2.29m approx)
UPVC double glazed window to the side, rear glazed access door, Potterton gas central heating combi boiler, stainless steel sink with a hot and cold tap over, laminate work surface over, laminate flooring, panelled door to:

Ground Floor w.c.

4'2 × 3'4 approx (1.27m × 1.02m approx)
Low flush w.c., wall hung vanity wash hand basin, laminate flooring, ceiling light point, extractor fan.

First Floor Landing/Office

12'3 × 17'4 approx (3.73m × 5.28m approx)
UPVC double glazed windows to the front and side, ceiling light point, radiator, door to:

Rear Office

16'11 × 14'4 approx (5.16m × 4.37m approx)
UPVC double glazed window to the side, ceiling light point, radiator, panelled door to:

Lobby/Kitchenette

8'10 × 9'11 approx (2.69m × 3.02m approx)
UPVC double glazed window to the side, ceiling light point, loft access hatch, rear access door with rear staircase, stainless steel sink with hot and cold tap over, laminate flooring, panelled door to:

w.c.

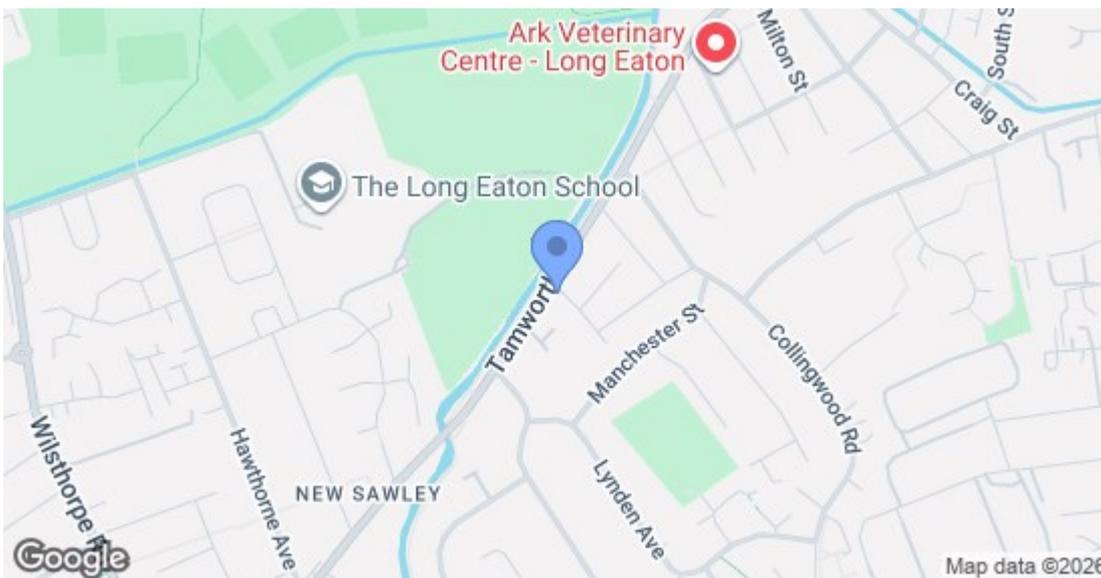
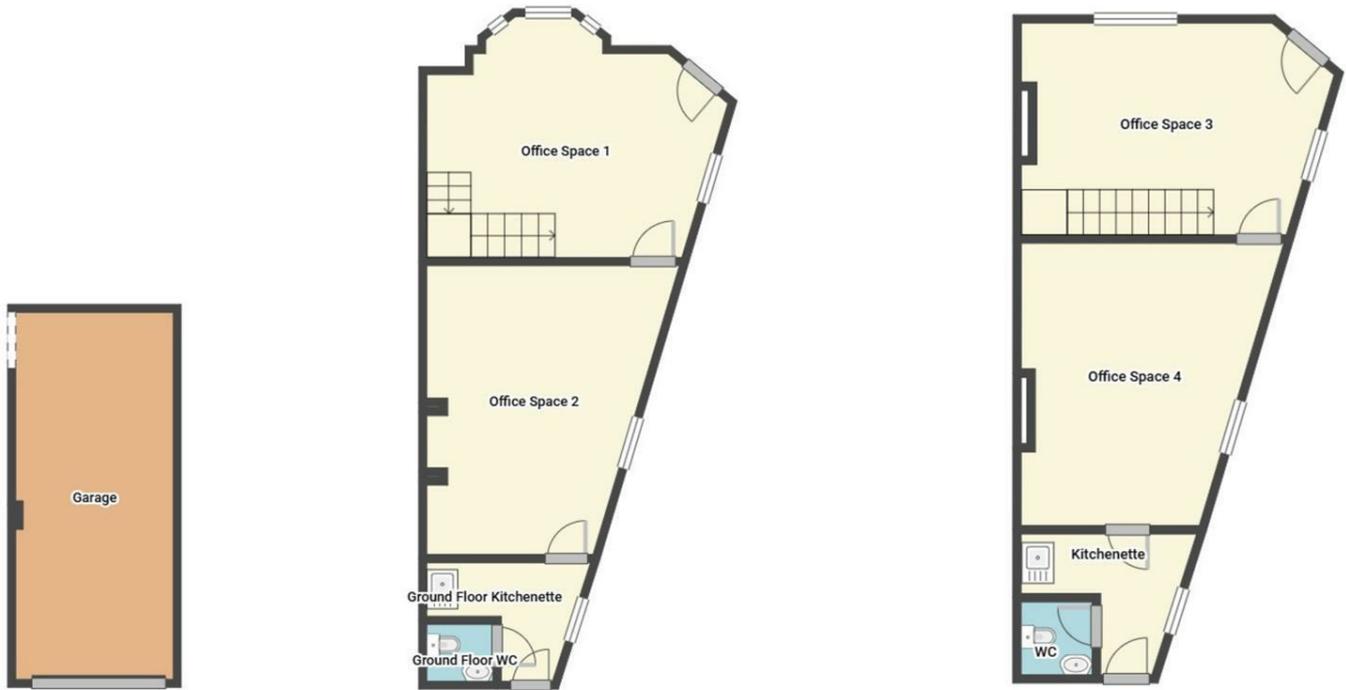
4'4 × 3'11 approx (1.32m × 1.19m approx)
Ceiling light point, extractor fan, low flush w.c., corner vanity wash hand basin, laminate flooring.

Garage

21' × 8'11 approx (6.40m × 2.72m approx)
Roller shutter door to the front, light and power.

Directions

Leaving Long Eaton town centre along Tamworth Road the property is located on the corner of Tamworth Road and Charles Street opposite the Erewash Canal.
9193NM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.