

**MATHER
JAMIE**
01509 233433

**South Street
Long Eaton
Derbys
NG10 1ER**

TO LET
£13,000 pax



Industrial Unit

126.37 sq m (1,360 sq ft)

South Street, Long Eaton, Derbys, NG10 1ER

DESCRIPTION

The subject property is a brick built industrial premises beneath a flat roof, benefiting from a manual roller shutter door, ceiling mounted strip lighting and gas central heating.

At ground floor the building consists of a main workshop/warehouse, kitchen and offices. There are further offices to the first floor.

Externally there is a secure yard.

ACCOMMODATION

Ground Floor		
Workshop	69.38 sq m	(747 sq ft)
Offices	31.72 sq m	(341 sq ft)
Kitchen	10.78 sq m	(116 sq ft)
Total	111.88 sq m	(1,204 sq ft)
First Floor		
Offices	14.49 sq m	(156 sq ft)
Total	126.37 sq m	(1,360 sq ft)

TENURE

The property is available by way of a new lease on terms to be agreed.



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RENT

£13,000 (thirteen thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

BUSINESS RATES

Local Authority: Erewash
Period: From 1 April 2026
Rateable Value: To be confirmed

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.



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PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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LOCATION

The property is located on South Street in Long Eaton, a town in the Erewash district of Derbyshire just north of the River Trent approximately 6 miles west of Nottingham and 8½ miles west of Derby.

The premises has good road links being in close proximity to both Junctions 24a and 25 of the M1 motorway.

 **what3words:** 



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:
All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations