



Second Floor Suite  
Bridge Mills  
Derby Road  
Long Eaton  
NG10 4QA

**£14,000**  
PAX

## SECOND FLOOR SUITE

**385.47m<sup>2</sup> (4,149 ft<sup>2</sup>)**

Approximate Net Internal Area

**TO LET**

### FEATURES INCLUDE:

OPEN PLAN SPACE | SELF CONTAINED WITH WC FACILITIES | SUITABLE FOR A VARIETY OF USES

### Location

The subject property is situated off Derby Road, with the property running parallel to Bridge Street and the Erewash Canal. The property has a rear elevation directly on to the canal.

The property is located close to its junction to the east with Market Place and Nottingham Road. The location in general has good access to the Greater Nottinghamshire area via Derby Road, the A6005, to the north, which in turn links with Junction 25 of the M1 Motorway and the A52 Nottingham/Derby Bypass, approximately 2 miles distant.

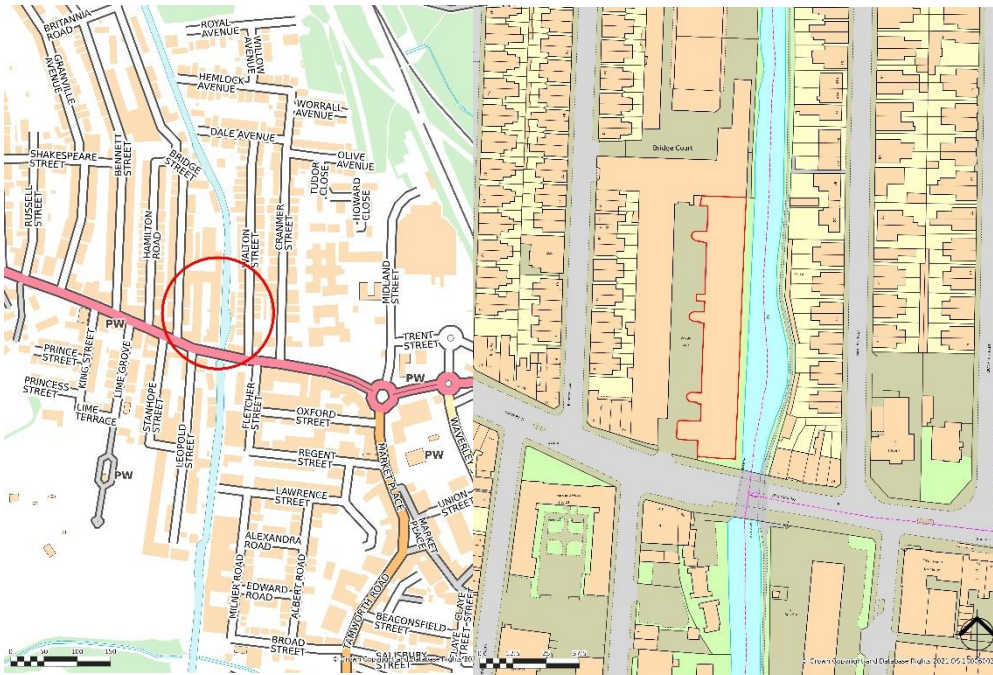
Also within a short distance is Long Eaton train station, which provides a direct link to London whilst Long Eaton town centre is within ½ mile distance to the southeast of the subject property, with the town being self-sufficient and including its own retail centre and other local amenities.

### Description

The subject property is open plan in nature and would be suitable for a variety of alternative uses providing the relevant planning consents are obtained from the Local Authority, having most recently been utilised as a gymnasium.

The suite is self-contained and benefits from its own WC facilities and access.

The suite is situated on the second floor of a large former mill building which is now occupied by a number of businesses.



Location Plan

OS Plan

## Accommodation

**TOTAL** 385.47 m<sup>2</sup> / 4,149 ft<sup>2</sup>

APPROXIMATE NET INTERNAL AREAS

The warehouse forms part of the larger mill premises which is marked out on the attached OS plan.

## Planning

Interested parties must satisfy themselves that the relevant planning consents are in place for their intended use.

For further information on planning and use, please contact Erewash Borough Council Planning Control Department, telephone 0115 907 2244.

## Business Rates

Rateable Value: £8,300

This is not the amount you will pay. For further information please contact Erewash Borough Council on 0115 907 2244.

## Rent

£14,000 per annum exclusive

## Tenancy

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

## Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

## Legal Costs

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

## Services

We understand that mains, electricity, and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.