

# TO LET

## Modern Office Suite with Car Parking

Unit 4 First Floor, Jubilee House, 31-33 Meadow Lane, Long Eaton, NG10 2FE



- Self-contained first floor office suite within modern building with dedicated car parking.
- Total Net Internal Area **106.7 sq.m. / 1,149 sq.ft.**
- Open plan office with private WC and kitchen.
- High quality internal specification with carpets, radiators, dado trunking, double glazing and suspended ceilings.
- Established commercial location in Long Eaton.

## RENT: £10,000 P.A.X.

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200232**

## Location

Long Eaton is a town on the Derbyshire / Nottinghamshire border in the M1 Corridor. Nearby commercial centres include Nottingham some 7 miles north east and Derby some 10.5 miles west.

Road communications are good, the town lies upon the A52 trunk road and Junction 25 of the M1 Motorway.

Meadow Lane ins an industrial estate location some 0.7 miles south of Long Eaton town centre. The property is situated on the north side of Meadow Lane.

## Description

The property comprises a self-contained first floor office suite within a larger two storey building of brick/profiled cladding beneath a pitched steel roof situated within a self-contained secure site with car parking and landscaping.

The layout provides an open plan office with a high-quality partitioned kitchen and private WC.

Internally the property offers high specification office accommodation with carpet floors, painted plaster walls, radiators, aluminium framed double glazing, dado trunking with data and power, suspended ceilings and category II lighting.



The property has dedicated car parking within the communal car park.

## Services

Mains electricity, gas, water and drainage are connected to the property.

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition (2018) and report according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Office	100.4	1,081
Kitchen	6.3	68
<b>Total Net Internal Area:</b>	<b>106.7</b>	<b>1,149</b>



## Rent

**£10,000 per annum exclusive (P.A.X.)**

## Rent Deposit

A rent deposit equivalent to three months rent is to be held by the landlord as a deposit.

## Service Charge

A service charge will be payable by the occupier for shared buildings services and maintenance. The current service charge is £409.25 plus VAT per quarter.

## VAT

VAT is applicable at the prevailing rate.

**Buildings Insurance**

The landlord insures the property and the tenant is responsible for reimbursing a proportion of the premium annually.

**Rates**

The property has a rateable value of £10,000 in the 2023 rating list. Eligible occupiers would therefore benefit from small business rates relief and no rates would be payable. Occupiers should make their own enquiries.

**Tenure**

The premises are available on new effective full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

**EPC**

The property has an EPC rating of 'C-56' valid until 8<sup>th</sup> October 2025. A copy is available upon request.

**Legal Costs**

Each party is to be responsible for their own legal costs in connection with the transaction.

**Anti-Money Laundering Policy**

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful lessee.

**Viewing**

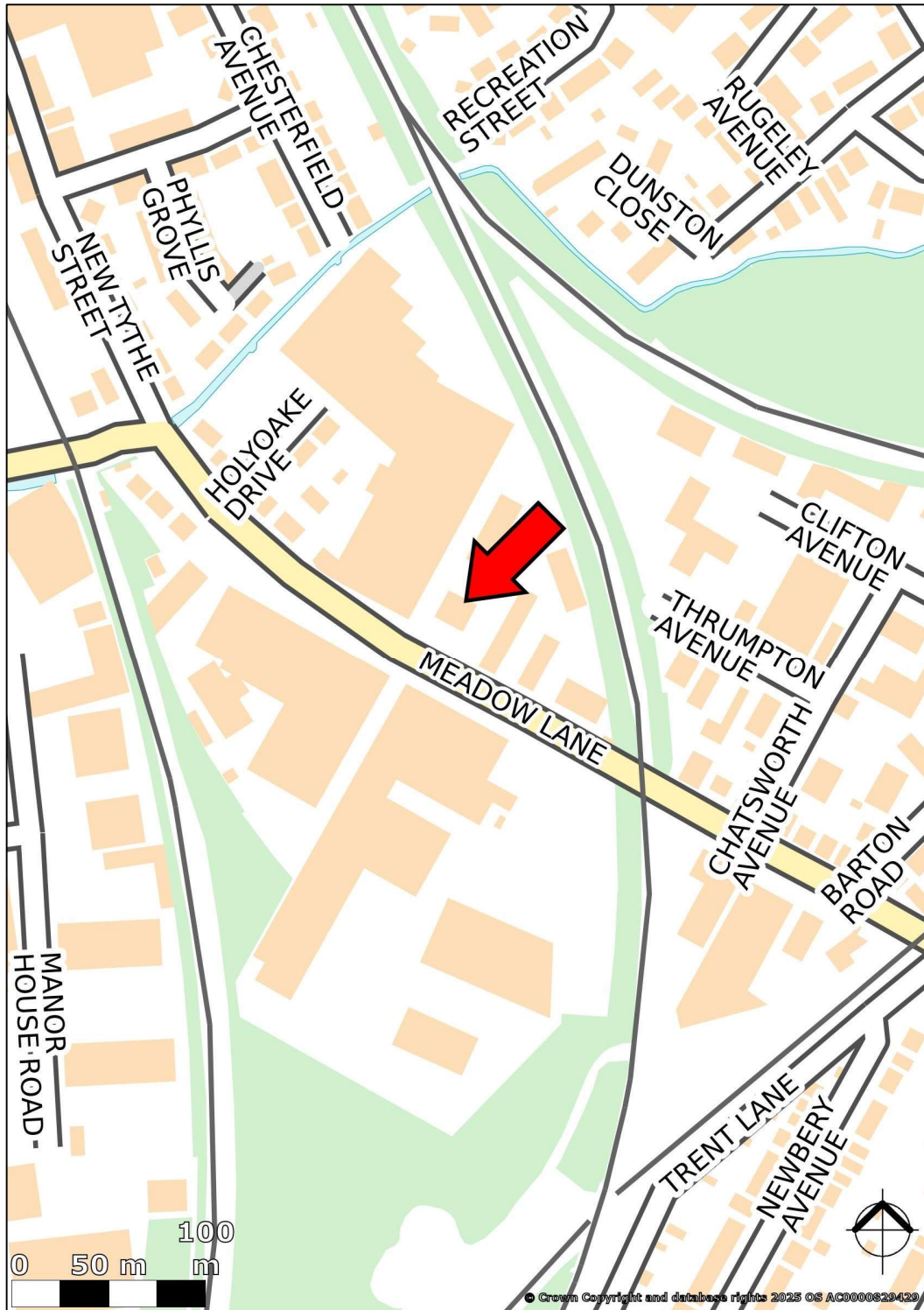
Viewing is strictly via appointment with sole agent:

**David Brown Commercial**

**Tel: 01332 200 232**

**email: [info@davidbrownproperty.com](mailto:info@davidbrownproperty.com)**





**IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES**

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.