

TO LET

Modern Ground Floor Office Suite with Car Parking

Unit 1 Ground Floor, Jubilee House, 31-33 Meadow Lane, Long Eaton, NG10 2FE



- Self-contained ground floor office suite within modern building with dedicated car parking.
- Total Net Internal Area **100.1 sq.m. / 1,077 sq.ft.**
- Open plan office with meeting room, 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.

**01332
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 is 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 ground 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 a partially open plan office with a high-quality partitioned meeting room, 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 6th Edition (2018) and report according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Office	71.0	764
Meeting room	14.8	159
Kitchen	14.3	154
Total NIA:	100.1	1,077



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. The service charge is reviewed annually.

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

An EPC is in preparation.

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.

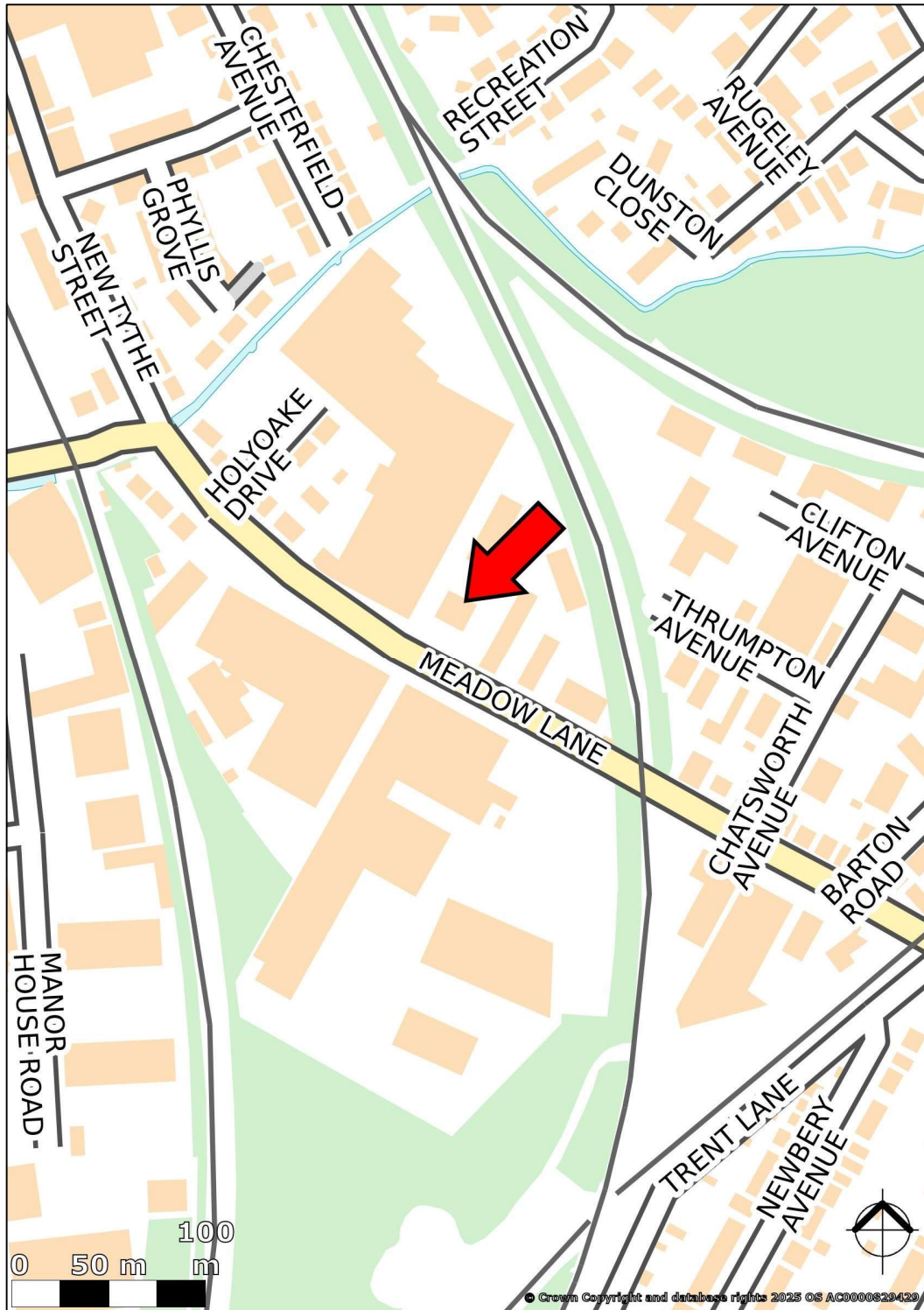
Viewing

Viewing is strictly via appointment with sole agent:

David Brown Commercial

Tel: 01332 200 232

email: info@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

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