

REAL 2622

LONG
EATON

Nottingham | Derby
properties.realterm.com



REALTERM
Nottingham | Derby

261,904 sq ft / 24,332 sq m

Available For Lease | Competitive Terms
LONG EATON, NOTTINGHAM, NG10 1PX

Refurbished and Fitted Distribution Centre

Sprinkler Tanks and Pump House


Gatehouse and Secure Site

LED Lighting

Welfare WCs

HIGH SPEC



 LED Lighting Within the Warehouse

 48m Service Yard

 Sprinkler Tanks and Pumphouse

 Gatehouse Controlled Entrance

 2 Euro Dock Level Doors


 33 HGV Spaces

 Up to 1 MVA Available

 10m - 11.38m Eaves Heights

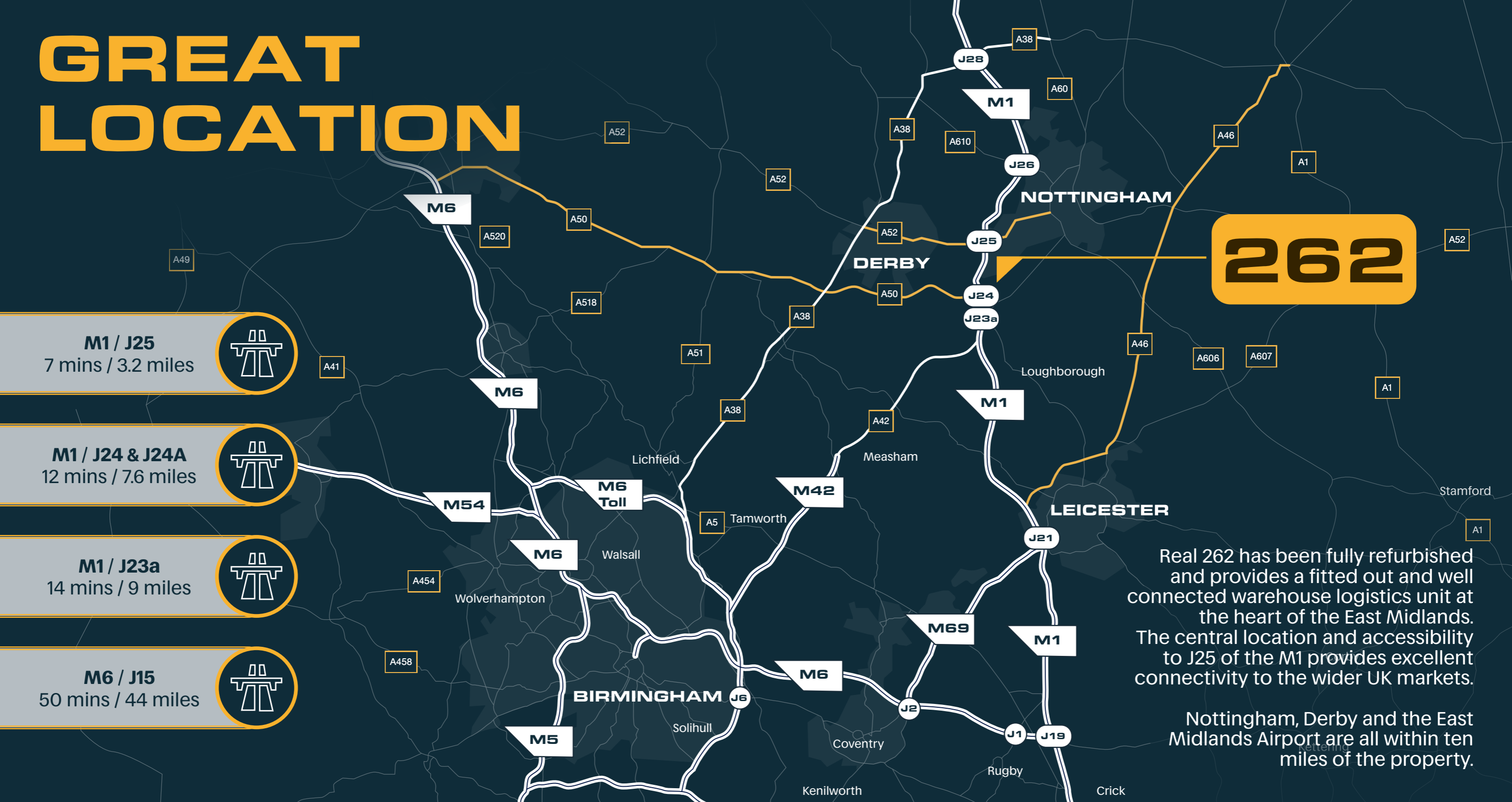
 31 Dock Level Doors

 2 Level Access Doors

 c. 250 Car Parking Spaces

 B EPC B31

GREAT LOCATION



262

M1 / J25
7 mins / 3.2 miles



M1 / J24 & J24A
12 mins / 7.6 miles



M1 / J23a
14 mins / 9 miles



M6 / J15
50 mins / 44 miles



Real 262 has been fully refurbished and provides a fitted out and well connected warehouse logistics unit at the heart of the East Midlands. The central location and accessibility to J25 of the M1 provides excellent connectivity to the wider UK markets.

Nottingham, Derby and the East Midlands Airport are all within ten miles of the property.

///unit.faster.sooner

Airport	Distance	Travel Time
East Midlands	8 miles	13 min
Birmingham	43 miles	47 min

Ports	Distance	Travel Time
Immingham	95 miles	1 hr 43 min
Ellesmere	98 miles	1 hr 52 min
Hull	99 miles	1 hr 55 min
Liverpool	106 miles	2 hrs 1 min
Felixstowe	169 miles	3 hrs 2 min
Southampton	172 miles	3 hrs 5 min

Location	Distance	Travel Time
Nottingham	8 miles	18 min
Derby	10 miles	19 min
Leicester	25 miles	40 min
Birmingham	45.5 miles	55 min
Sheffield	80 miles	1 hr 20 min
Manchester	89 miles	1 hr 30 mins
Leeds	109 miles	1 hr 50 mins
London	112 miles	2 hrs 10 mins

REAL 2622

LONG EATON, NOTTINGHAM, NG10 1PX

Lease Terms

The property is available on a new fully repairing and insuring lease with competitive terms available.

VAT

VAT is payable at a standard rate.

For more information, please contact the agents below:

**Lambert
Smith
Hampton**



Richard Meering
07538 881 997
rmeering@lsh.co.uk

Gemma Constantinou
07936 038 873
gemma.constantinou@jll.com

John Proctor
07887 787 880
johnp@fhp.co.uk

Peter Edwards
07354 846 001
pedwards@lsh.co.uk

Lexann Souza
07752 466 959
lexann.souza@jll.com

Tim Gilbertson
07887 787 893
tim@fhp.co.uk

///unit.faster.sooner

properties.realterm.com