



FIELDS FARM ROAD | LONG EATON | NOTTINGHAM | NG10 3FZ

Bespoke design & build warehouse units.

From 9,127 to 25,445 sq ft (848 - 2,364 sq m)

FOR SALE | TO LET

- Highly prominent site with extensive frontage to Fields Farm Road
- 3 miles from M1, J25 & 5 miles from M1, J24A



clowes-forbespark.co.uk

Clowes 
DEVELOPMENTS



Forbes Park has been planned to suit all types and sizes of companies but with the focus on local and regional occupiers. Ideally placed in Long Eaton it offers easy access to an established labour supply as well as to the national motorway network.

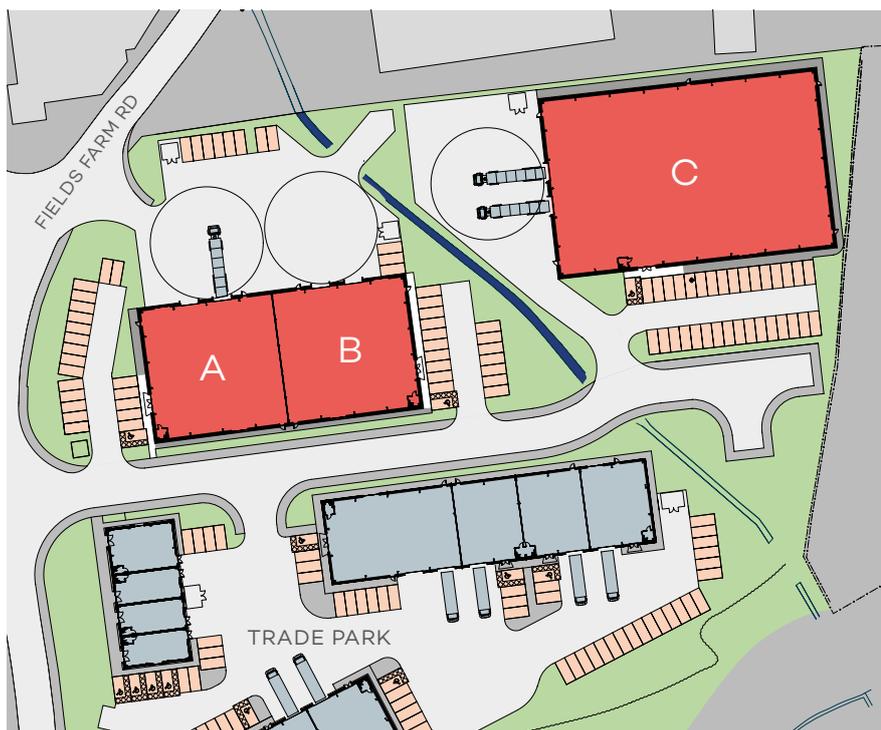
- All of the units built at Forbes Park will be designed without compromise to improve your business.
- Construction will be to a very high standard.
- All units will be energy efficient, designed to meet future requirements on energy performance.
- Units can be delivered quickly by one of the UK's most highly regarded developers
- Fully protected by Warranties

Accommodation

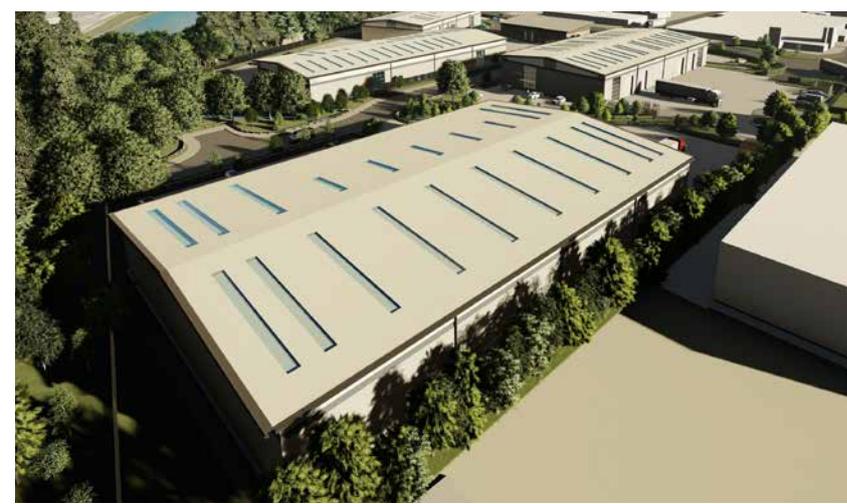
It is intended that the units will be constructed to comprise the following Gross Internal Areas:

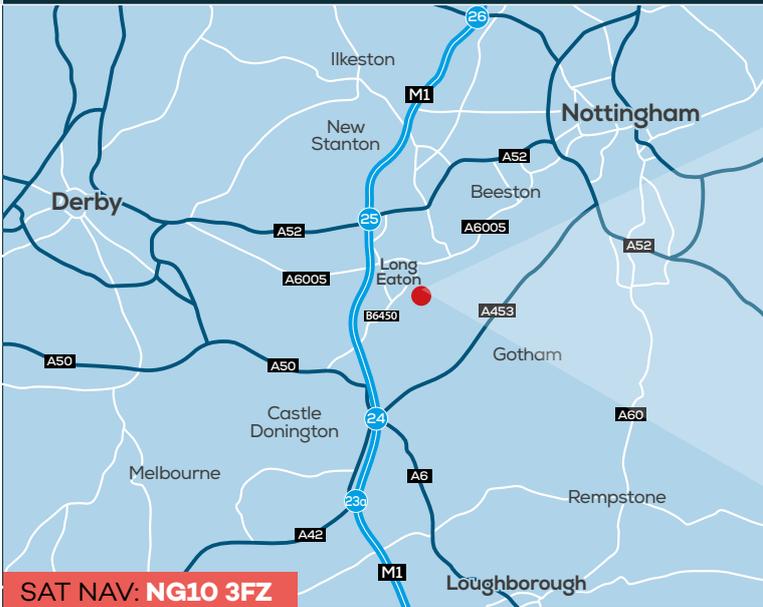
DESIGN & BUILD UNITS

Unit	Size (sq ft)	Size (sq m)	Parking
A	9,127	848	26
B	9,127	848	25
C	25,445	2,364	33

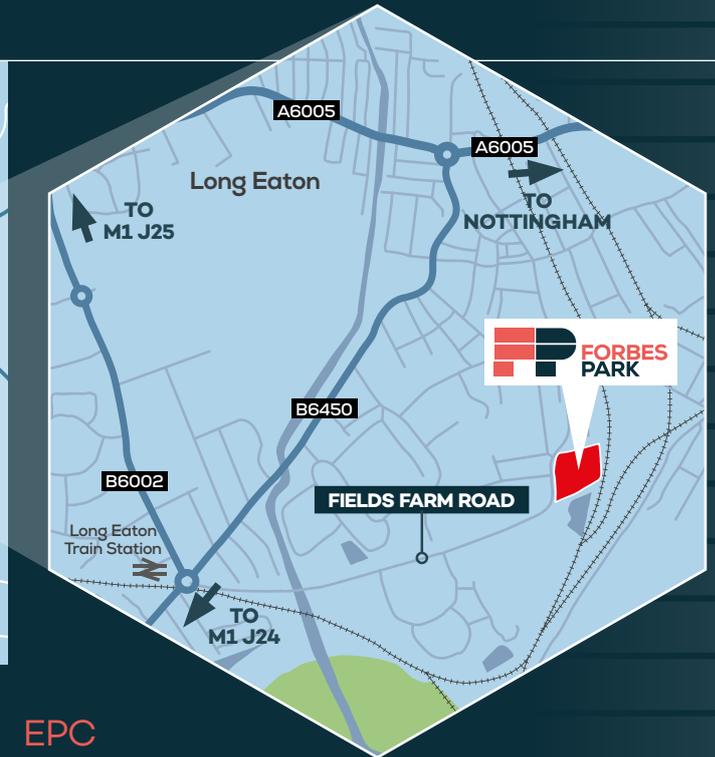


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SAT NAV: NG10 3FZ



Location

Forbes Park has an extensive frontage to Fields Farm Road, close to its junction with Acton Road, in an established industrial area approximately three quarters of a mile to the south of Long Eaton town centre.

Long Eaton is situated with excellent access to M1 Junction 25, which is approx. 3 miles distant, and being convenient for Nottingham (9 miles approx) and Derby (11 miles approx).

Fields Farm Road Industrial Area is home to a large number of local, regional and national occupiers.

DESTINATION	MILES	TIME
M1 J25	3 miles	10 mins
M1 J24A	5 miles	10 mins
Nottingham	8 miles	23 mins
Derby	11 miles	22 mins
Loughborough	13 miles	26 mins
Leicester	26 miles	46 mins
Birmingham	46 miles	58 mins
Sheffield	48 miles	58 mins

SOURCE: GOOGLE MAPS 2019

EPC

It is anticipated that the units will have an EPC rating within Band A.

VAT

VAT will be applicable to the price/rent at the prevailing rate.

Legal Costs

In the event of a letting, the ingoing tenant will be responsible for both parties' legal costs incurred in documenting the transaction. In the case of a freehold sale, each party will be responsible for their own legal costs.

Service Charge

Each unit is responsible for paying a contribution towards the upkeep of maintaining the communal areas by way of a service charge. Full details and costings are available upon request.

Business Rates

The units will be assessed for business rates purposes once the construction is completed. Interested parties are invited to make their own enquiries of the Rating Authority in respect of the business rates payable for the individual units.

Viewing

The site is visible from Fields Farm Road though the agents would be happy to meet any prospective occupiers onsite.



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