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TO LET



FULLY REFURBISHED INDUSTRIAL UNIT

7,654 SQ FT

Rent: £8.50 Per Sq Ft

Unit 17
Eldon Road
Beeston
Nottingham
Nottinghamshire
NG9 6DZ

- Immediately Available
- Fully refurbished
- 5m eaves
- Well located for J.25, M1 and Nottingham/Derby

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UNIT 17, ELDON ROAD, BEESTON, NOTTINGHAM, NOTTINGHAMSHIRE, NG9 6DZ

The Opportunity
Immediately available - fully refurbished industrial unit in a well located area of Long Eaton

Location
The Eldon Road Trading Estate is strategically located just off the A6005 Nottingham Road, adjacent to Chilwell Retail Park.

The estate is situiated 3.5 miles from J.25, M1. Nottingham being c.5.5 miles

Description
Immediately available - fully refurbished industrial unit in a well located area of Long Eaton

Specification
The unit benefits from the following specification;

5m eaves height
Loading and parking forecourt
3 phase power supply
Roller shutter doors
Translucent roof panels

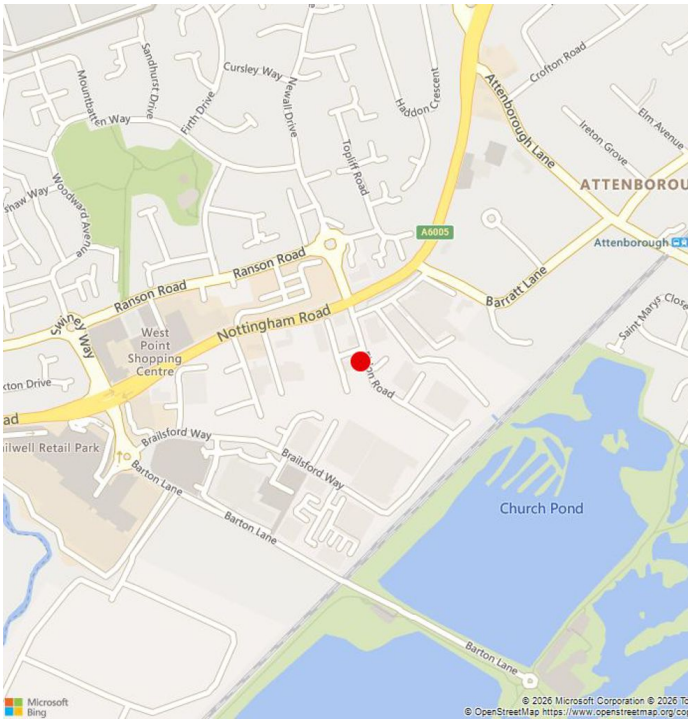
	Sq Ft	Sq M
Unit 17	7,198	668.69
Unit 17	456	42.36
TOTAL	**7,654**	**711.06**

Workforce & Demographics
Well located for J.25, M1 and both Nottingham & Derby offering excellent labour drive time demographics

Tenure
Leasehold

VAT
Applicable

Legal
Each party to bear their own costs





Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. KS Real Estate has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and KS Real Estate have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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