REAL 262

LONG EATON

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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

REAL 262

HIGH SPEC

- 2 Euro Dock Level Doors
- 33 HGV Spaces
- Up to 1 MVA Available
- LED Lighting Within the Warehouse
- 48m Service Yard
- EPC B31
- Sprinkler Tanks and Pumphouse
- Gatehouse Controlled Entrance
- c. 250 Car Parking Spaces
- 10m - 11.38m Eaves Heights
- 31 Dock Level Doors
- 2 Level Access Doors

Description	SQ FT	SQ M
Ground Warehouse	245,499	22,807.6
Pump House	466	43.3
Gatehouse	405	37.6
Ground Office	8,069	749.6
First-Floor Office	7,465	693.5
Total	**261,904**	**24,331.6**
Plant Mezzanine	1,410	131.0

Approximate Gross Internal Area (GIA)

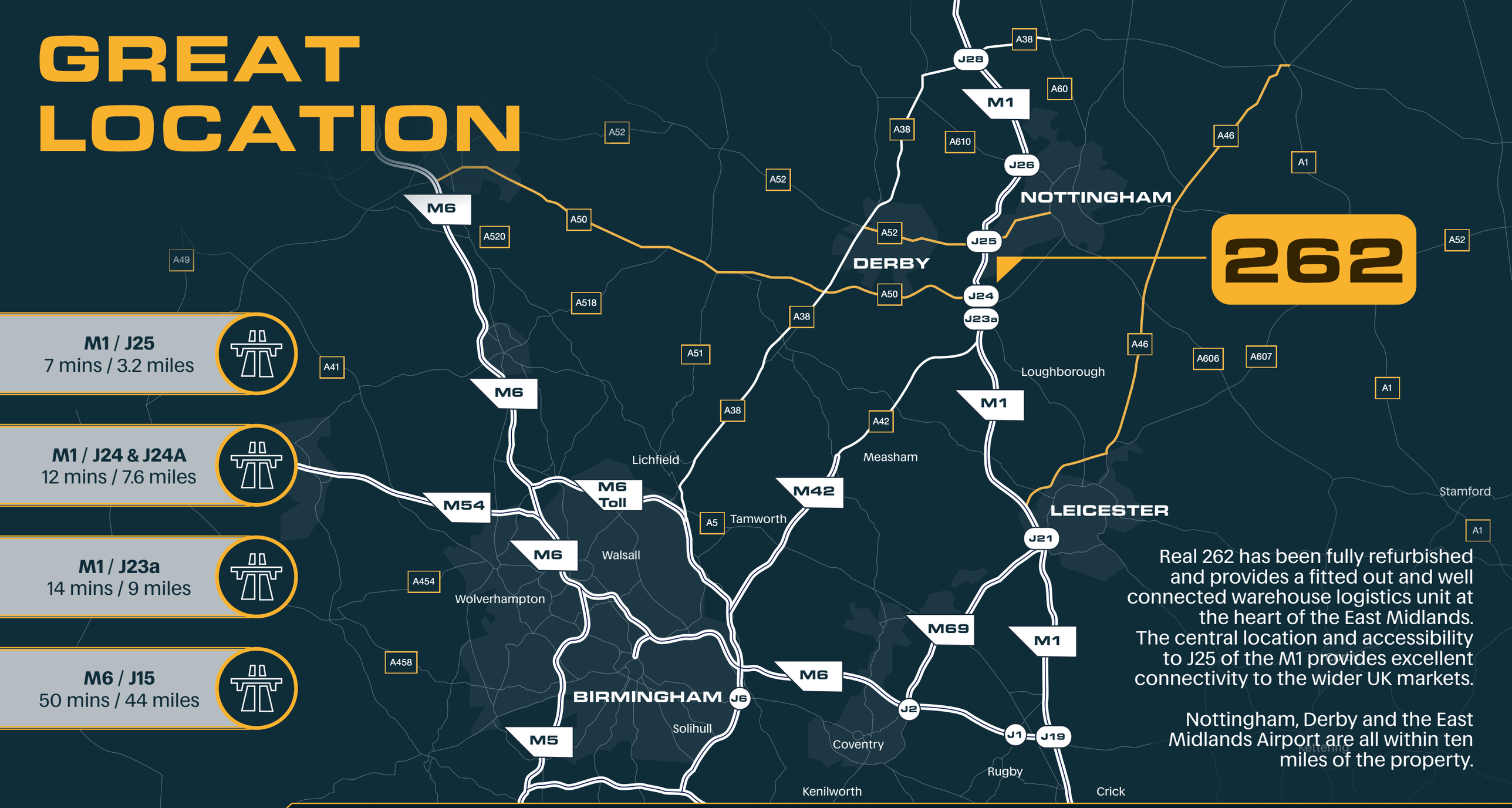
GREAT LOCATION

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



262

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.

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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

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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:

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