

REAL 262

LONG
EATON

Nottingham | Derby
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Option 1 - Old Image



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

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Option 2 - New Image

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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

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

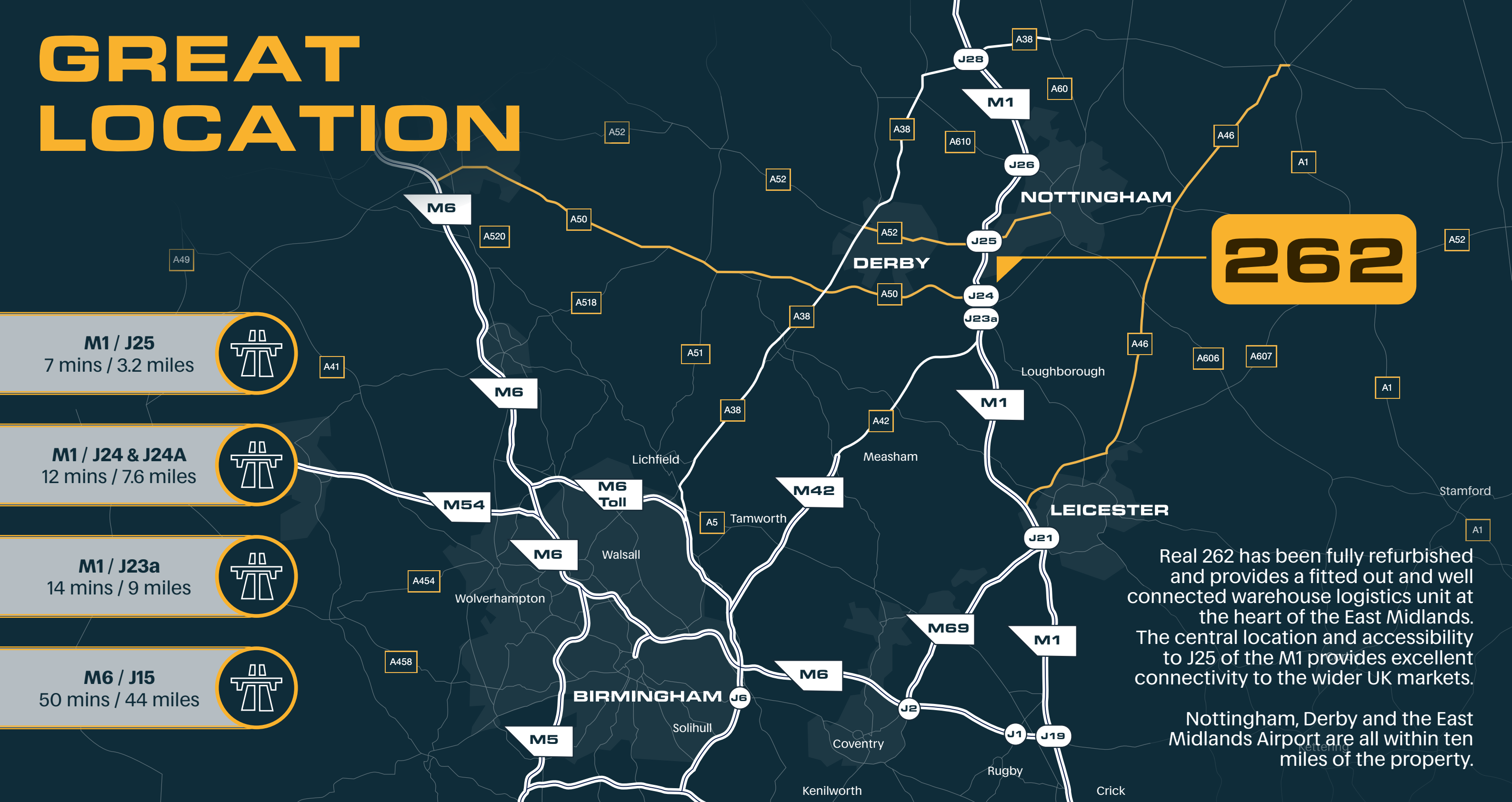


c. 250
Car Parking
Spaces



EPC B31

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

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

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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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