



**TO LET**

# 4 TON CLOSE. FORBES PARK

**FIELDS FARM ROAD,  
LONG EATON, NOTTINGHAM  
NG10 3FZ**

**254 sq m** (2,734 sq ft)

High quality trade counter / light  
industrial unit

- High profile Business Park development
- Built by Clowes Developments Ltd in 2022
- 8 car parking spaces
- 3 miles from M1, J25
- 5 miles from M1, J24a
- Constructed to a very high standard
- 6m to underside of eaves



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



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## LOCATION

Forbes Park is a new business park which completed in 2022, with an extensive frontage to Fields Farm 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. The estate was built by the highly regarded Clowes Developments Ltd.

## DESCRIPTION

4 Toton Close is a mid-terraced unit of steel portal framed construction with profiled steel clad elevations. The unit benefits from:

- Eaves height: 6m
- Loading: Sectional up-and-over loading door 4m x 5m
- Parking: 8 parking spaces

## ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
4 Toton Close	254	2,734
<b>Total GIA</b>	<b>254</b>	<b>2,734</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

Electricity, water and mains drainage are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 49 falling within Band B.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority: Erewash Borough Council  
 Description: Warehouse & Premises  
 Rateable Value: £15,000  
 Period: 2025/26

## TENURE

The unit is available on a new full repairing and insuring lease, the length of which is open to negotiation. The lease will be drafted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

## RENT

**£24,600 per annum.**

## VAT

VAT will be applicable to the rent and service charge at the prevailing rate.

## SERVICE CHARGE

The tenant will pay a service charge in respect of common area landscaping and maintenance.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www