

To Let

Ground Floor Accommodation, Turret H, Harrington Mills, Long Eaton, NG10 4QE

Flexible Industrial Accommodation Suitable for a variety of uses including Manufacturing, Distribution, Workshops, Showrooms or Offices

(No garage or motor uses will be permitted)

Site area approximately: 388.2 square metres (4,176 sq ft)



Description

Originally constructed by a consortium of lace manufacturers, Harrington Mill is now recognised as an excellent example of Victorian industrial architecture. The Mill is now the home for a significant number of lace, furniture, upholstery manufacture and showrooms and other trades and is a busy and improving commercial centre

The area available is situated on the ground floor and extends to some 388.2 square metres (4,176 sq ft). The Landlord has recently completed a refurbishment scheme including new concrete floor, sandblasting to all internal brickwork and front reglazing. The property is suitable for a wide range of uses.

The accommodation which benefits from excellent light has the benefit of a traditional front turret entrance together with additional rear loading/unloading and dedicated and visitor parking. There is an internal wc block with facilities for both ladies and gents.

Vat

The landlords have not elected for vat which will not be chargeable on rents.

Location

Harrington Mill is situated within a conservation area in close proximity to Long Eaton Town Centre. The complex can be accessed via Leopold Street, which is off the main Derby road.

Long Eaton lies in the south west of the greater Nottingham conurbation and is very conveniently located approximately 2.5 miles from junction 25 of the M1 motorway. It also benefits from good rail and other transport links.

Services

The unit benefits from mains water gas and 3 phase electricity, which is metered separately.

We have not undertaken any tests with regard to the operation of the services and can therefore not provide any guarantee to their operation.

Planning

We understand from the relevant local plan that the area is designated as an employment area and is suitable for uses which fall within Use Classes B1, B2 and B8. No garage or motor uses will be permitted. Any enquiries regarding uses should be directed to:

Erewash Borough Council
Long Eaton Town Hall
Derby Road
Long Eaton
NG10 1HU

Tel: 0845 907 2244

Rating

The property currently has been deleted from the rating list and will be re-assessed upon occupation. Further enquiries should be directed to the Valuation Office.

Tenure

Leasehold.

Note

An employee of Bruton Knowles has an interest in this property. Further

Terms

The property is available to let as a whole on a standard commercial lease for a period of not less than three years at a rent of £12,000 per annum exclusive. (excluded from Part 2 of the Landlord and Tenant Act 1954)

In addition, the incoming tenant will meet an estate service charge which includes property insurance, external and structural repairs and common area maintenance.

The incoming tenant will be responsible for internal non structural repair, decoration and window glass.

No garage/motor uses will be considered.

Legal and Surveying Costs

The purchaser is to be responsible for our client's legal fees.

Viewing and further information

Viewings are by appointment and must be made through the Sole Letting Agent.

Anti Money Laundering Legislation

In accordance with Anti Money Laundering Legislation, interested parties will be required to provide proof of identity in accordance with the Money Laundering Regulations 2003; the regulations require agents and Solicitors to report knowledge or suspicion of money laundering.

Contact

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September 2010

Subject to Contract