



24 Longmoor Lane, Breaston, Derby, Derbyshire, DE72 3BB

OFFICE TO LET

Serviced office suitable for a variety of uses on an inclusive rent.

- Available to rent immediately at £7,500 per annum.
- Suitable for a variety of uses STP.
- Rent inclusive of heating, water, business rates and electricity.



CONTACT

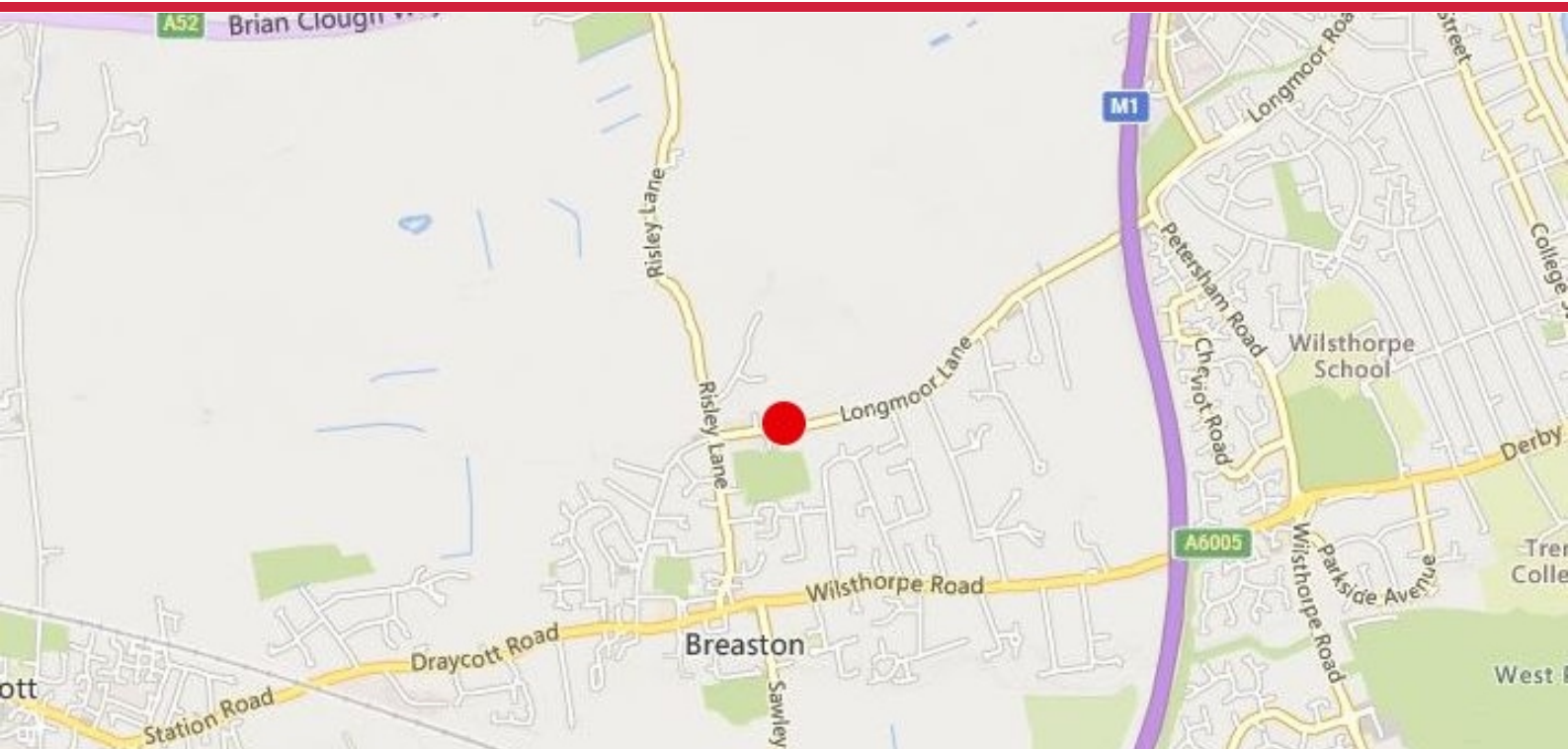
Cameron Godfrey
01332 292825
c.godfrey@bbandj.co.uk

www.bbandj.co.uk



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Location

The village of Breaston is situated between the village of Draycott and the market town of Long Eaton approximately 7 miles east of Derby, 12 miles west of Nottingham and 1 mile south of Junction 25 of the M1 Motorway.

More specifically, the property is located on Longmoor Lane which forms one of two main arterial routes through the estate, connecting both Long Eaton and Draycott, providing a good amount of passing traffic

Description

Constructed of rendered brick beneath a pitched tiled roof, the property is currently configured as a mixture of warehousing/office accommodation, currently occupied by Cavagna UK Ltd.

In further detail, the available office accommodation is located on the first floor accessed via a communal visitor entrance within the complex.

The available accommodation comprises carpet floor coverings, painted plaster walls/ceilings and category 2 lighting throughout, with the added benefit of having access to the communal toilet facilities within the complex, along with 4 dedicated parking spaces within the adjacent concrete surfaced car park.

Accommodation

The accommodation has been measured on a net internal areas basis in accordance with the RICS Code of Measuring Practice (6th edition).

Total Net Internal Area: 766 sq ft / 71.16 sq m

Planning

We understand the subject property has the benefit of planning consent for use class E which was formerly B1 (business).

All planning information should be confirmed with the local authority.

Services

Included within the rent are the following services: -

- Water
- Gas
- Electrics
- Business Rates
- Onsite parking for up to 4 vehicles

Business Rates

All business rates are to be included within the annual rent.

Tenure

The property is available on an inclusive rent which is to include Gas, Electric, Water and Business Rates.

Tenant's will be responsible for the internal maintenance and decoration of their own demise.

Price

The property is available to rent at a figure of £7,500 per annum inclusive.

Energy Performance

To be assessed

VAT

We are informed by the owners that the property is not subject to VAT.

All figures are quoted exclusive of VAT

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly by prior appointment with sole agent BB&J Commercial.

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