



**UNIT 1
JUBILEE HOUSE
31-33 MEADOW LANE
LONG EATON
NG10 2FE**

Price: £9,950 per annum

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- **Ground floor office unit in a modern detached building**
 - **Approximately 1,100sqft (102.19sqm)**
 - **Available on new lease**
 - **4 car parking spaces to this unit**
 - **Gas fired central heating and double glazing**
 - **Good office accommodation in convenient location**
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DIRECTIONS

From the centre of Long Eaton, turn by the side of Tesco Superstore into Waverley Street. Follow that road all the way through to the mini island at the Tappers Harker public house. Turn left and then right at the next mini island into Meadow Lane. The offices are then on the left hand side, marked by our 'To Let' board.

VIEWING

By prior arrangement through our Office.

This property has an Energy Performance Rating of: C. A full EPC report is available on request

Unit 1
Jubilee House

GROUND FLOOR

COMMON
ENTRANCE AREA

OFFICE UNIT Overall measurements are 47'3" x 25'6" (14.402m x 7.772m) with radiators, suspended ceiling. Included within this dimension there is a private office approximately 13'8 x 13'2" (4.16m x 4.01m) and a kitchen approximately 11'7" x 13'3" (3.53m x 4.04m) with stainless steel sink unit, range of floor cupboards, laminate flooring and combination boiler for central heating and domestic hot water.

TOILET With low suite WC and wash basin.

BUSINESS RATES

We understand from the Valuation website that the property has a Rateable Value of £9200. Small Business Relief may apply. Interested parties should make enquiries from Erewash Borough Council.

TERMS

The unit is available on a new lease for multiples of 3 years. The rent is £9,950 per annum exclusive of business rates and plus VAT and is payable quarterly in advance.

The tenant will be responsible for repairs and for reimbursing the landlord with a proportion of the insurance premium occurred on the building as a whole.

A service charge is paid to cover cleaning, heating and lighting of the common areas and external maintenance etc.

COSTS

The ingoing tenant to be responsible for the landlord's legal costs in preparing, executing and stamping of the lease.

VAT

The rent and any other payments due under the terms of the lease will be subject to an addition for VAT.

NOTES

None of the services or appliances (if any) or heating installations, plumbing or electrical systems have been tested by the selling agents unless otherwise stated.

All measurements are approximate and given as a guide only.

These details are in draft form until confirmed by the seller.