

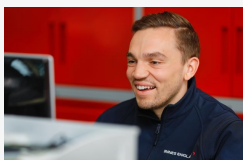


**Former Long Eaton Police Station, Midland Street, Long Eaton, Nottingham, Nottinghamshire NG10 1NY**

## **Sui Generis Use**

- **NIA: 5,273 sq ft on 0.52 Acres**
- **Dedicated courtyard and marked car parking for 27 vehicles**
- **Prominent commercial location, suitable for a variety of uses**
- **Situated 1.5 miles south east of J25 of the M1 Motorway, within walking distance of McDonald's, Costa Coffee and Aldi**

For enquiries and viewings please contact:



**Ross Whiting**  
07921 948501  
[rwhiting@innes-england.com](mailto:rwhiting@innes-england.com)



**George Hughes**  
07506 876689  
[ghughes@innes-england.com](mailto:ghughes@innes-england.com)

### Location

The property is located in Long Eaton, a popular town in the Erewash district of Derbyshire situated 6 miles south-west of Nottingham and 9 miles south-east of Derby. The property can be accessed off the west of Midland Street, to the north of its junction with Derby Road (A6005), adjacent to the ASDA superstore, Long Eaton Health Centre and Manor Pharmacy. The nearby vicinity provides a wealth of amenities, with McDonald's, Costa Coffee and Aldi Supermarket all within a 9 minute walk from the property. The property benefits from a number of transport links with Long Eaton railway station located 1.3 miles south-west of the property and bus services available from Trent Street connecting Long Eaton with Nottingham, Derby and East Midlands Airport. Road access is equally convenient with the property being situated 1.5 miles south east of Junction 25 of the M1 Motorway.

### Description

The property comprises of a predominately three-storey building set on brick block elevations under a pitched tiled roof. Internally, the property is split between basement, ground and first floors, with the basement currently used as a boiler/storage room and gym. The ground floor level is arranged to provide a reception area, 10 separate offices, locker rooms, kitchen, various storerooms and WC facilities. While the first floor provides further office accommodation, storerooms and WC facilities. The property benefits from the following specification: Passenger lift, CCTV cameras, changing rooms, male and female WC's, carpeted Floors, CAT II lighting and ample natural light. Externally, the property benefits from its own courtyard and on site car parking for 27 vehicles.

### Accommodation

|              | Sq M         | Sq Ft        |
|--------------|--------------|--------------|
| Basement     | 16.5         | 178          |
| Ground Floor | 279.5        | 3,009        |
| 1st Floor    | 183.5        | 1,975        |
| <b>Total</b> | <b>489.9</b> | <b>5,273</b> |

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All party's are advised to carry out their own measurements.

### Planning

We understand that given the property's previous use was that of a police station the property benefits from planning consent for the following uses:

Sui Generis.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

### Tenure

The premises are available by way of a new lease for a term of years to be agreed between the parties.

### Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessments:

Rateable Value: £31,500

Indicative Rates Payable (2026/2027): c. £13,608 pa

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

### Rent

On Application.

### VAT

VAT will be applicable.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of C-62.

### Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 02-Apr-2026



