



**Lambert
Smith
Hampton**

0115 950 1414
www.lsh.co.uk

To Let

Office Property

Offices Available on Flexible Terms

53-59 New Tythe Street, Long Eaton, NG10 2DL



- 14.25 - 246.57 Sq M (153 - 2,654 Sq Ft)
- Predominately Open Plan Accommodation
- Individual Suites Available
- Onsite Car Parking

Lambert Smith Hampton

17/21 Hounds Gate, Nottingham NG1 7DR T +44 (0)115 950 1414

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Location



The property is located on the south side of Long Eaton town centre. Long Eaton is a key market town in the district of Erewash with a population of approximately 45,000 people.

New Tythe Street is accessed off Station Road which connects to the Nottingham and Derby Road (A6005).

The property is located approximately 8 miles southwest of Nottingham and 5 miles from Junction 25 of the M1.

The property is situated in an area of mixed use amongst both residential and commercial occupiers.

Description

The detached office building benefits from elevations of brick and block work under a pitched roof.

Internally the accommodation presents well and benefits from carpeted flooring, suspended ceiling, Category II lighting, perimeter power, data and telecom connections.

The layout consists of a reception area, small office/meeting room, open plan space and extends into a former residential dwelling consisting of kitchen facilities and first floor office/storage accommodation.

Features of the accommodation include:

- Attractive specification
- Cat II lighting
- Suspended ceilings
- Data and telecom connections
- Onsite car parking
- Kitchenette & WC facilities

Accommodation

From measurements taken on site we can calculate the following Gross Internal Area:

| Floor Area | Sq M | Sq Ft |
|--------------|--------|-------|
| Ground Floor | 201.88 | 2,173 |
| First Floor | 44.69 | 481 |
| Total | 246.57 | 2,654 |

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The Property has a 2010 Rateable Value of £14,500.

Terms

The premises are available To Let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

The premises are available at an asking rent of £20,000 per annum exclusive of VAT, service charge, insurance and business rates.

EPC

This property has an EPC rating of D.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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