

OFFICE, TO LET

# RAJ SUITE MOHAN BUSINESS CENTRE, TAMWORTH ROAD

Long Eaton, NG10 1BE



## KEY FEATURES

- Rent: £450.00 per month
- 335 Sq Ft (31.12 Sq M)
- Easy in, Easy out
- On-site parking
- Bookable meeting room
- Within impressive former school
- 3 miles from J25 M1 & A52

## OMEETO NOTTINGHAMSHIRE

0115 784 4993  
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### LOCATION

Mohan Business Centre is an impressive, former school situated on Tamworth Road (B6540), a main road through Long Eaton.

Long Eaton is a market town in the Erewash district of Derbyshire approximately 7 miles south-west of Nottingham and 8.5 miles south-east of Derby.

The property is located 0.3 miles from Long Eaton town centre. J25 of the M1 and A52 are within 3 miles of the offices, providing good commuter links.

### DESCRIPTION

Office with excellent parking. In impressive business centre. Available immediately on easy in, easy out terms. Benefits from shared kitchen & WC facilities, bookable meeting room, intercom & fob entry and CCTV. Suitable for a variety of uses STP.

The site has parking available on a first come first serve basis. This office is located on the ground floor.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>335</b>	<b>31.12</b>

### PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services with the exception of gas are connected to the property. Each suite benefits from sub-metered electricity, which the tenants are re-charged. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

**Rateable Value:** £2,750

### SERVICE CHARGE

A service charge is payable for the running, maintenance and up keep of the building structure, common, shared and external areas. This is calculated at 10% of the rent.

Incoming tenants are to arrange their own telephone and are responsible for payment of any business rates (if applicable). The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

The current service charge budget is £540 per annum.

### TENURE

Office for rent by way of a easy in, easy out licence. Minimum term of 1 year.

### RENT

The premises is available to rent for £450.00 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

E(104)

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

02-Oct-2025

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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### IMPORTANT NOTICE

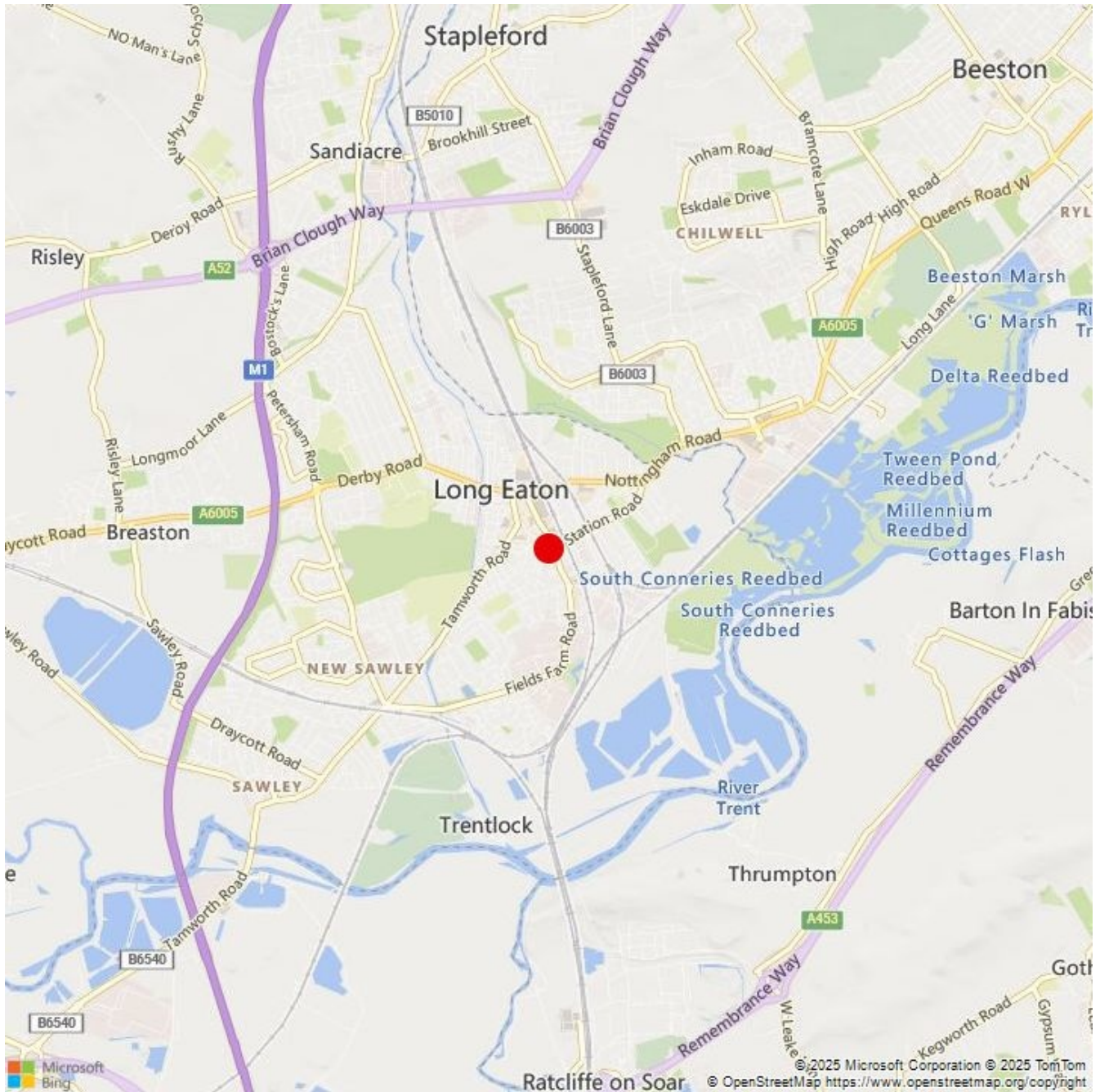
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.



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