

Excellent industrial/warehouse unit with internal offices on large shared yard

719.29m²
(7,742ft²)

- Good quality warehouse space
- Eaves height of 5.3 metres rising to 7.3 metres at apex
- Excellent car parking on large shared yard
- Two storey office and ancillary block to front elevation
- Located 1.5 miles from J26, M1



TO LET



Location



Gallery



Video



Contact



Location

The property is located on Centurion Business Park on Blenheim Industrial Estate an established commercial location to the north of Nottingham City Centre. Access to the property is fantastic, with Junction 26 of the M1 Motorway within easy reach via the A610, a major arterial route from the City Centre.

Description

The property comprises an end terrace steel portal frame warehouse/light industrial premises with two storey office block internally on a large site offering excellent loading facilities plus extensive car parking. The general specification includes:

- Eaves height of 5.3 metres rising to 7.3 metres at apex
- Full height electric roller shutter door
- Separate glazed personnel entrance
- 2 storey offices and ancillary space
- Gas fired warm hot air blowers in warehouse
- Roof lights
- High bay LED lighting
- Offices with suspended ceilings, trunking and gas radiators
- Double glazed windows with security shutters
- WC and kitchen facility
- Large concrete yard/turning circle





Floor Areas

Floor	m ²	Ft ²
Warehouse	462.38	4,977
Office & Ancillary	256.9	2,765
Total	719.29	7,742

(This information is given for guidance purposes only)



Rent

The property is available on a new lease, and we are quoting a rent of:

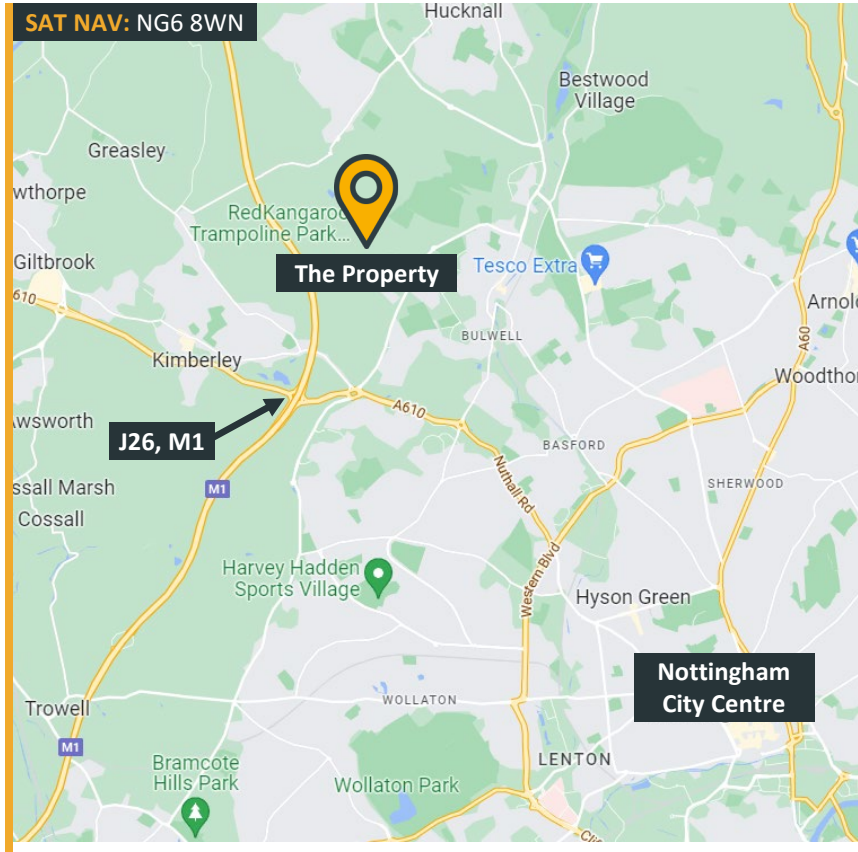
£57,500 per annum
(Fifty seven thousand five hundred pounds)
(£7.43 per sq ft)

There is currently a lease in place until 9 February 2028. However, the current tenant would like to surrender this lease and therefore any letting would be subject to a surrender and regrant of a new lease.

Service Charge

We understand the unit is subject to a service charge to cover the upkeep and maintenance of the communal areas of the estate. Guide figures are available from the agent.





Business Rates

From enquiries of the VOA website we understand the following:

Rateable Value from 1 April 2023: £42,000

(This information is given for guidance purposes only)

VAT

VAT applies to rent and other charges due under the lease.

EPC

The EPC Rating for the property is – C64.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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09/09/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.