

Excellent modern industrial/warehouse unit positioned on a secure shared site

578m²
(6,210ft²)

- Prominent location situated just off Junction 26 of the M1 Motorway
- Clear span warehouse space with an internal height of 6.75 metres
- Full height level loading access door
- High level security positioned on a gated site
- High calibre industrial / warehouse space



TO LET



Location



Gallery



Video



Contact



Location

The property is located on the well-established Blenheim Industrial Estate just off Blenheim Park Road, providing direct access to Junction 26 of the M1 Motorway. Nearby occupiers include DPD UK, Omega Red Group, Asiana, Euro Car Parts, amongst others.

Description

The property was constructed in 2006 and forms part of Blenheim Court which comprises 10 industrial units. The property presents extremely well providing excellent quality clear span warehouse space. The building is of steel portal frame construction with block cladding to the elevations and roof. The property benefits from the following specification:

- 10% translucent roof lights
- Electric roller shutter door
- Securely fenced and gated site
- Shared forecourt area with yad and parking
- Lighting and heating throughout
- Kitchenette facilities
- Three-phase power
- UPVC double glazing
- Security alarm
- Ground and first floor offices
- Ancillary space
- 6.75m eaves height with a minimum of 4.65m
- Gas blower heating in the warehouse





Floor Areas

From measurements undertaken on site, we calculate the property has the following Gross Internal Area (GIA):

578m² (6,210ft²)

(This information is given for guidance purposes only)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

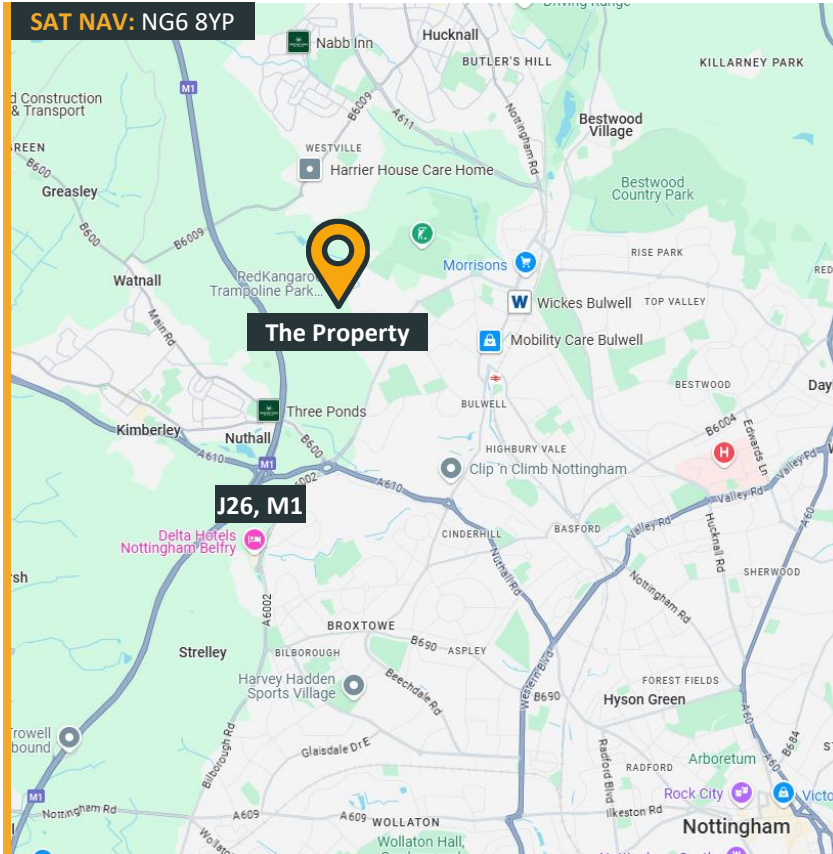
Rateable Value from 2024/25:	£19,660
Rates Payable:	£10,734

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

EPC

EPC information is available upon request from the agent.





Rent

The property is available on a new lease for a term to be agreed at a quoting rent of:

£53,000 per annum exclusive
(Fifty-three thousand pounds)

VAT

We understand that VAT will be payable at the standard rate upon the rent and service charge and all other payments due under the lease.

Further Information

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

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