



## Modern Industrial/Warehouse Unit

### Size 20,398 sq ft (1,895 sq m)

- Quality modern build property with large forecourt & parking (outside WPL catchment)
- 7m eaves
- 2 level access loading doors.
- Excellent public transport connections to Nottingham and easy access to M1 J26
- Available December 2021

# Modern Industrial/Warehouse Unit - To Let

## Size 20,398 sq ft (1,895 sq m)

### Location

Blenheim Park provides the extension to the very well established Blenheim Industrial Estate located on the North-West side of Nottingham. The good transport links to the City Centre provide an excellent exposure to a skilled labour pool. Alfreton Road (A610) is a key arterial route feeding into Nottingham from this side of the City connecting with both the inner and outer ring roads. Junction 26 of the M1 is within close proximity being less than 5 minutes' drive enabling simple connectivity into the national motorway network.

### Description

The property comprises a semi-detached warehouse/workshop unit of steel portal frame construction. The elevations are of brick and blockwork surmounted by an insulated steel profile cladding system to eaves. The roof is pitched, internally insulated and incorporates translucent panels to some 10% cover.

The property benefits from the following:-

- 7m eaves
- Single storey office with WC facilities
- 2 Level access loading doors (height 5.5m)
- Large loading forecourt and parking area
- LED lighting to warehouse

### Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Warehouse:	19,432	1,805.26
Offices:	966	89.75
<b>TOTAL</b>	<b>20,398</b>	<b>1,895.01</b>

### EPC Rating

D76



### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Business Rates

The property is assessed as "workshop & premises" with a 2017 Rateable Value of £91,000

### Service/Estate Charge

There is a service charge payable to cover upkeep of common areas, further information can be obtained from the retained agent.

### Terms

The premises are available to let by way of a new full repairing lease on terms to be agreed, please contact the agents for full details.

### Further Information

All enquiries through the sole agents.

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