

# Blenheim Park

Blenheim Industrial Estate  
Nottingham | NG6 8YP

Build to suit opportunities  
for units from 18,000 sq ft up to 70,000 sq ft  
(1,672 sq m to 6,503 sq m)

**FOR SALE / TO LET**

- Well established employment site
- J26, M1 2.5 miles and 4.5 miles North West of Nottingham City Centre
- Infrastructure in place with fast track delivery available
- Outside the Nottingham Workplace Parking Levy
- Office content to suit occupier's requirements



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## Location

Blenheim Park is situated 2.5 miles south west of J26 M1 and 4.5 miles north west of Nottingham City Centre. The Park itself is accessed by the A6002 and in turn Dabell Avenue.

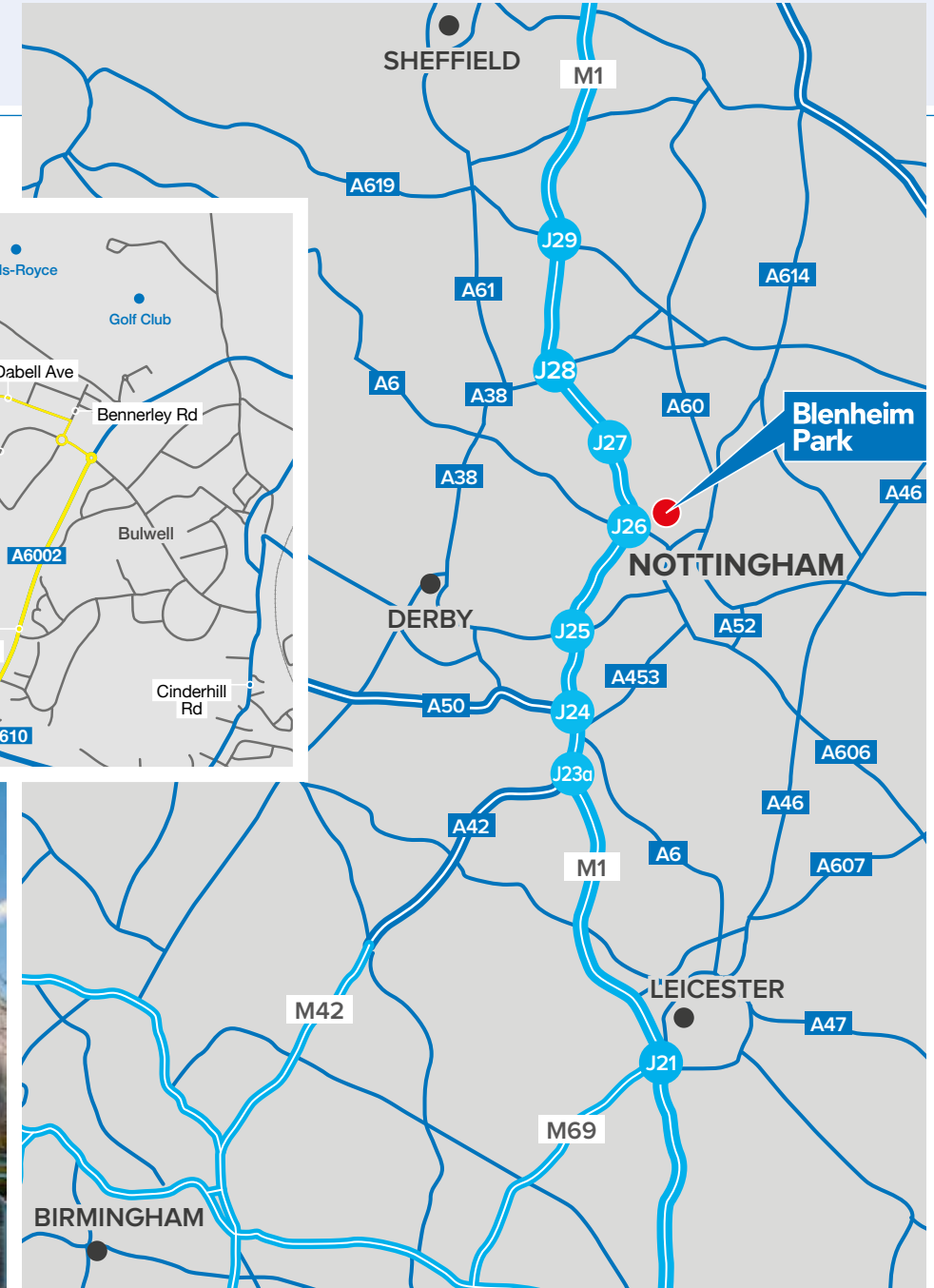
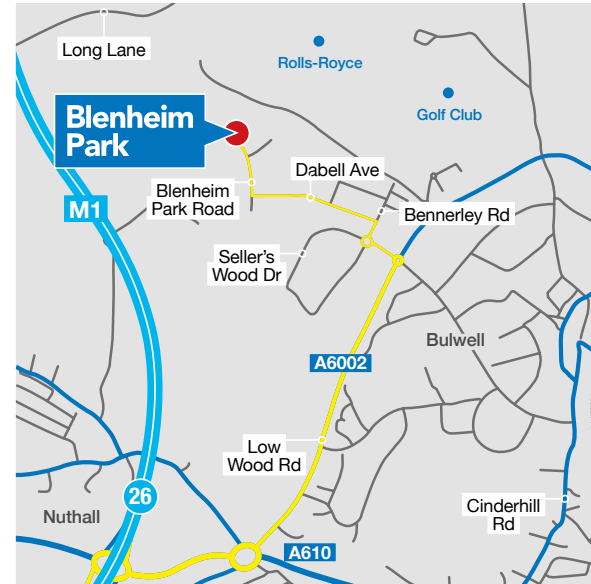
## Drive Times

	Distance	Time
M1 J26	2.5 miles	8 minutes
Nottingham	6 miles	22 minutes
East Mids Airport	16 miles	25 minutes
Derby	17 miles	32 minutes
Sheffield	42 miles	52 minutes
Birmingham	54 miles	1 hr 16 min
Manchester	70 miles	2 hr 8 min

## About

Blenheim Park is a c.30 acre established and successful warehouse and logistics scheme that forms part of the wider Blenheim Industrial area. Blenheim Park is situated outside of the Nottingham Workplace Parking Levy.

Now in the final phase of development, four plots remain offering occupiers a final chance to acquire space on this highly successful scheme with existing occupiers including Culina, DHL, Muller, Renault Trucks, The Health Store, Bunzl, Morrells and DPD.





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## The Opportunity

Blenheim Park is able to offer three final development plots with buildings available on a design & build basis:

<b>Plot 2:</b>	3.3 acres (28,500 – 60,000 sq ft)
<b>Plot 8:</b>	0.9 acres (up to 18,000 sq ft)
<b>Plot 9:</b>	3.5 acres (up to 70,000 sq ft)

Consideration will be given to divide plots, dependent on the end users requirements.

## Specification

The remaining plots at Blenheim Park can accommodate buildings from 18,000 sq ft to 70,000 sq ft. Units will be built to a Grade A specification, with a target EPC rating of “A”, to include dedicated yard and parking areas. The specification can be tailored to meet occupiers specific requirements. An indicative development specification is available from the agents.

Blenheim Park is an established commercial location and infrastructure has already been delivered enabling a fast track development programme subject to legal agreement and detailed planning consent.



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## Rates

The property will be assessed for rates upon completion, guide figures are available from the Agents.

## Planning

Blenheim Park is an established employment site and has historic planning consent for B1/ B2 / B8 uses, i.e. light industrial, general industrial and warehousing uses.

## Service Charge

There is a service charge payable to contribute towards the costs of the upkeep and maintenance of the common areas and landscaping within Blenheim Park. Details available upon request.

## VAT

VAT is applicable at standard rate.

## A Developer with a strong track record

Wilson Bowden Developments, based in the East Midlands, has a strong track record in developing high quality buildings across all sectors and size ranges from 1,000 sq ft to 850,000 sq ft. Some of these projects include Nottingham Business Park, Nottingham; Willow Farm Business Park, Castle Donington; Meridian Business Park, Leicester and Optimus Point, Leicester.

The company works in partnership with occupiers to ensure that buildings are constructed to the required specification, delivered on time and to budget.



## Terms

The accommodation is available by way of a new lease or a long leasehold sale.

For further information or to arrange to view please contact:



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