



High Quality self-contained warehouse/workshop 22,277 Sq Ft (2,069.53 Sq M)

- 6.0m internal eaves height
- LED Lighting
- Securely fenced and gated yard
- 2 miles to J26 of the M1 Motorway

High Quality self-contained warehouse/workshop

22,277 Sq Ft (2,069.53 Sq M)

Location

The property is located on Freeston Drive which forms part of the established and popular Blenheim Industrial Estate positioned some 5 miles from Nottingham City Centre and 2 miles to J26 of the M1 motorway. The estate is very well connected for public transport links to and from the City as well as being close to numerous arterial routes connecting to the outer ring road, A610 and A6002. Key occupiers on the Blenheim Estate include DHL, Great Bear Distribution, ENCON and DPD.

Description

Fully refurbished detached warehouse/workshop building positioned upon a popular estate on the outskirts of Nottingham. The building comprises a steel portal frame building, fully clad with an enhanced glazed profile to the office/ancillary element. The property is fully fenced and gated and offers a high grade, self-contained unit with easy access to the M1 motorway.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse/Workshop	17,921	1,664.86
Office/Ancillary (GF)	2,321	215.62
Office/Ancillary (1F)	2,321	215.62
TOTAL	22,277 SQ FT	2,069.53 SQ M

Terms

The property is available To Let by way of a new FRI lease upon terms to be agreed.

VAT

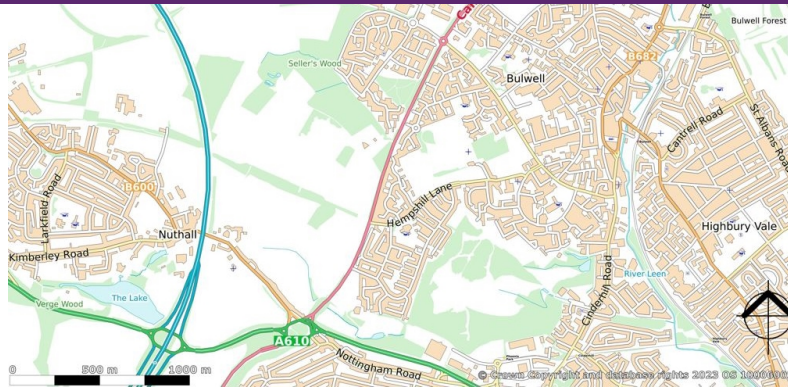
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

2023 RV - £113,000

EPC Rating

C-61 (May 2028)



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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