

BLENHEIM:43

BLENHEIM INDUSTRIAL ESTATE • NOTTINGHAM • NG6 8YP

TO LET

43,126 SQ FT (4,006.6 SQ M)

Detached industrial / warehouse.
Available Now.

- 10m eaves
- 2 dock level access doors
- 2 level access doors

- Fenced concrete loading yard
- Located outside of the Nottingham Workplace Parking Levy

A DEVELOPMENT BY:



URBAN LOGISTICS
REIT PLC



Wilson Bowden
Developments

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Blenheim 43 provides one of four high quality industrial / warehouse units the Blenheim Industrial Estate. Blenheim 43 will provide 43,000 sq ft. The three other units are:

- Blenheim 18: Let
- Blenheim 24: Under Offer
- Blenheim 81: Under Offer

LOCATION.

Blenheim Park is a c.30 acre established and successful warehouse and logistics scheme that forms part of the wider Blenheim Industrial area in North West Nottingham which totals in excess of 100 acres. Blenheim Park is situated outside of the Nottingham Workplace Parking Levy. Occupiers within the Blenheim Industrial Estate area include Great Bear Distribution, The Health Store and Batleys.

Blenheim Park is accessed by the A6002 from Junction 26 of the M1 (approx. 2.5 miles South West) being approximately 4.5 miles North West of Central Nottingham.

DESTINATION	MILES	TIME
M1 J26	2.5	8 mins
Nottingham	6	22 mins
Derby	17	32 mins
Sheffield	42	52 mins
Birmingham	54	1 hr 16 mins
Manchester	70	2 hr 8 mins

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BLenheim81
UNDER OFFER



the health store

BGC Wholesale

DABELL AVENUE

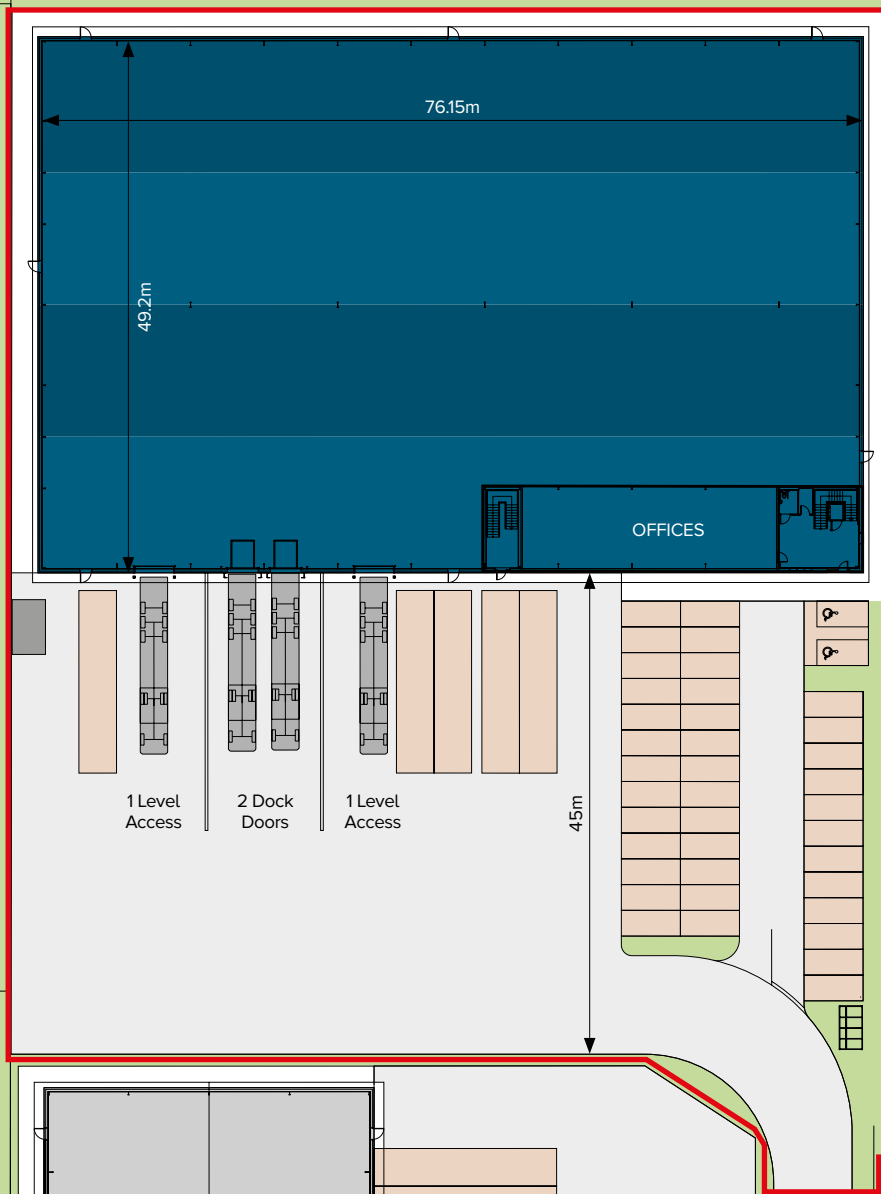


BLenheim PARK ROAD

BLenheim24
UNDER OFFER

BLenheim43
AVAILABLE NOW





ACCOMMODATION.

	SQ.FT	SQ.M
Warehouse/ Production (including ground floor office)	40,327	3,746.6
Offices (at first floor only)	2,798	260
Total Gross Internal Area	43,126	4,006.6

SPECIFICATION.



Clear height
of 10m



50 kn/m²
floor loading



3 phase
power supply



2 dock level
access doors



2 level
access doors



10% translucent
light panels



Security
lighting



Extensive
car parking



Cycle and
motorbike parking



High quality office
specification



Suspended
ceilings



Welfare
facilities

Environmental: EPC A. BREEAM Very Good.

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RATES.

Guide figures are available upon request.

RENT.

Price on application.

PLANNING.

The property has planning consent for B1/B2/ B8 purposes, i.e Light industrial, general industrial and warehousing uses.

SERVICE CHARGE.

A nominal service charge applies for the common areas within the Estate. Details upon request.

EPC/BREEAM.

Projected EPC A rating on completion.
BREEAM Very Good.

TERMS.

Contact the agents for Rental and Lease Terms.



VIEWING.

For further information or to arrange a viewing contact the joint sole agents:

James Keeton

07812 250 857 • james.keeton@m1agency.co.uk

Toby Wilson

07500 926 727 • toby.wilson@m1agency.co.uk

Georgina Thompson

07793 461 360 • georgina.thompson@m1agency.co.uk

John Proctor

07887 787 880 • johnp@fhp.co.uk

Tim Gilbertson

07887 787 893 • tim@fhp.co.uk

Chris Proctor

07747 464 770 • chris@fhp.co.uk

M1
AGENCY

0115 896 0461

M1AGENCY.CO.UK/EASTMIDS

FHP
fhp.co.uk

0115 950 7577

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