

# INDUSTRIAL OPPORTUNITY

Dabell Avenue, Blenheim Industrial Estate, Bulwell, Nottingham NG6 8WA



## RENT!

### £198,500 PER ANNUM

## DETACHED WAREHOUSE UNIT ON ESTABLISHED COMMERCIAL INDUSTRIAL ESTATE

- 37,822 sq ft (3,513 sq m) including two storey office accommodation
- Clear working height of 6.80m with two full height level access loading doors
- Fenced and gated yard, separate dedicated car parking area (WPL exempt)

### Location:

Blenheim Industrial Estate is located on the northwest side of Nottingham. The estate benefits from easy access to J26 of the M1 via the A6002 (2 miles) and a direct connection to Nottingham city centre via the A610 (6 miles). The estate is also serviced by public transport routes to and from Nottingham.

Key occupiers on the estate include Great Bear Logistics, ADT/Tyco, Healthstore, DPD/Geopost, Siemens, UK Mail and Morrells Woodfinishes.

### Description:

The property comprises a steel portal frame detached warehouse building, predominantly of profile cladding with some brickwork and blockwork feature areas.

Key features of the warehouse include:-

- Clear working height of 6.80m
- 2 level access loading doors
- Power floated concrete floor slab
- Heating and lighting
- 3 Phase power supply

Office accommodation is provided over two storeys providing a mix of open plan and cellular space. Specific features include suspended ceilings, inset lighting, part air conditioning, kitchen, WC's, stores, meeting room and an attractive full height reception area.

Externally, a dedicated car park provides 30 spaces. The address is outside the Workplace Levy (WPL) so is exempt from this cost.

Beyond the car park is a fenced and gated yard area providing access to loading doors and some external storage.

### Accommodation:

The unit comprises the following accommodation:-

Accommodation:	Sq M	Sq Ft
GF Warehouse	2,657.25	28,603
GF Stores	159.40	1,716
GF Offices / Amenity	275.52	2,966
FF Offices / Amenity	421.54	4,537
<b>TOTAL</b>	<b>3,513.71</b>	<b>37,822</b>

The property benefits from a gross site area of 2.01 acres (0.814 ha).

**Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

**Terms:**

The premises are available to let by way of a new FRI lease on terms to be agreed.

**Rent:**

The property is available to rent at a quoting price of:-

**£198,500 Per Annum**

**Rates:**

Rateable Value 2017:- £138,000

Interested parties are invited to make their own enquiries to Nottingham City Council to establish the annual rates payable.

**VAT:**

Vat is applicable at the prevailing rate.

**EPC:**

C – 69

**Contacts:**

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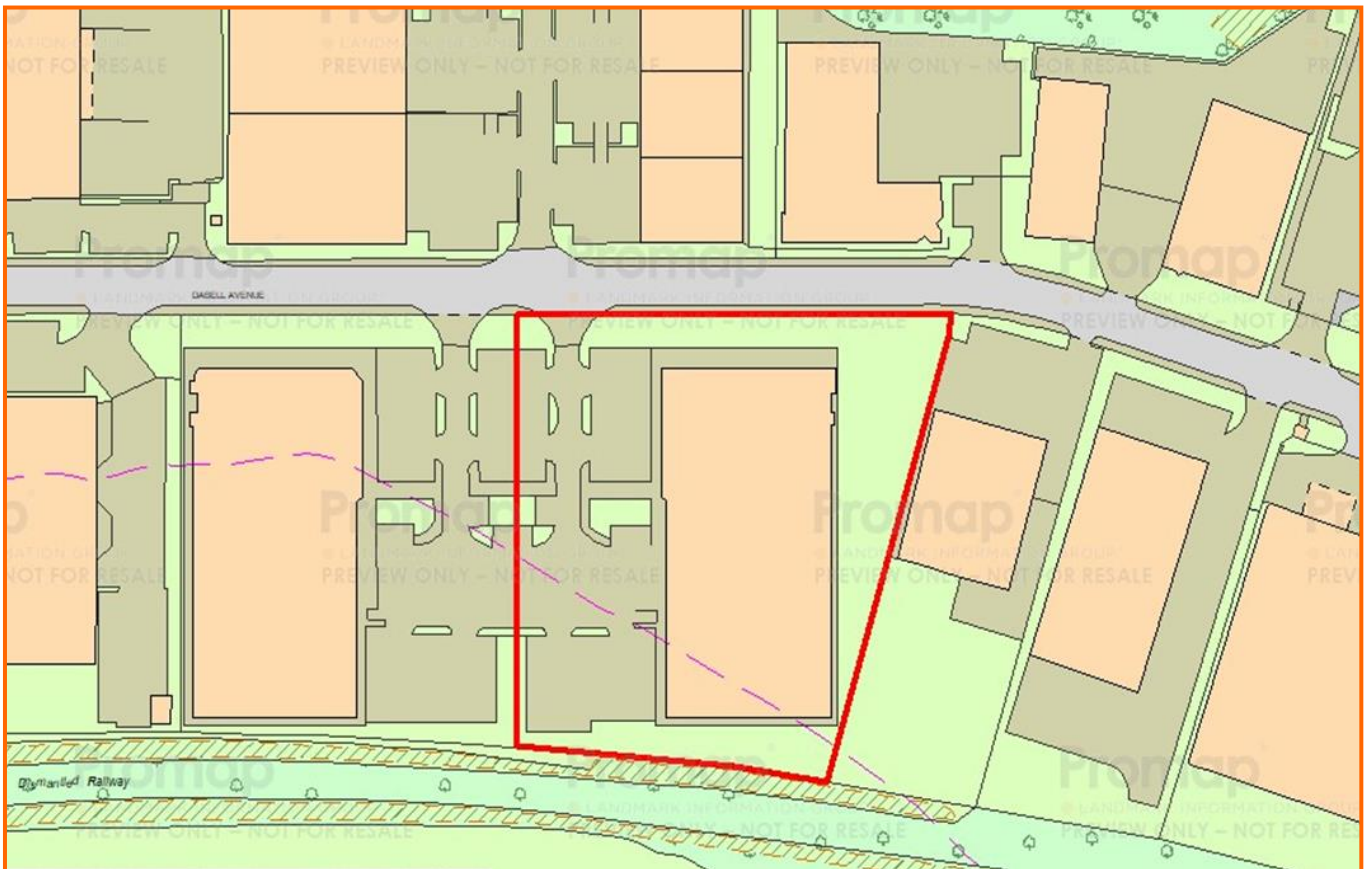


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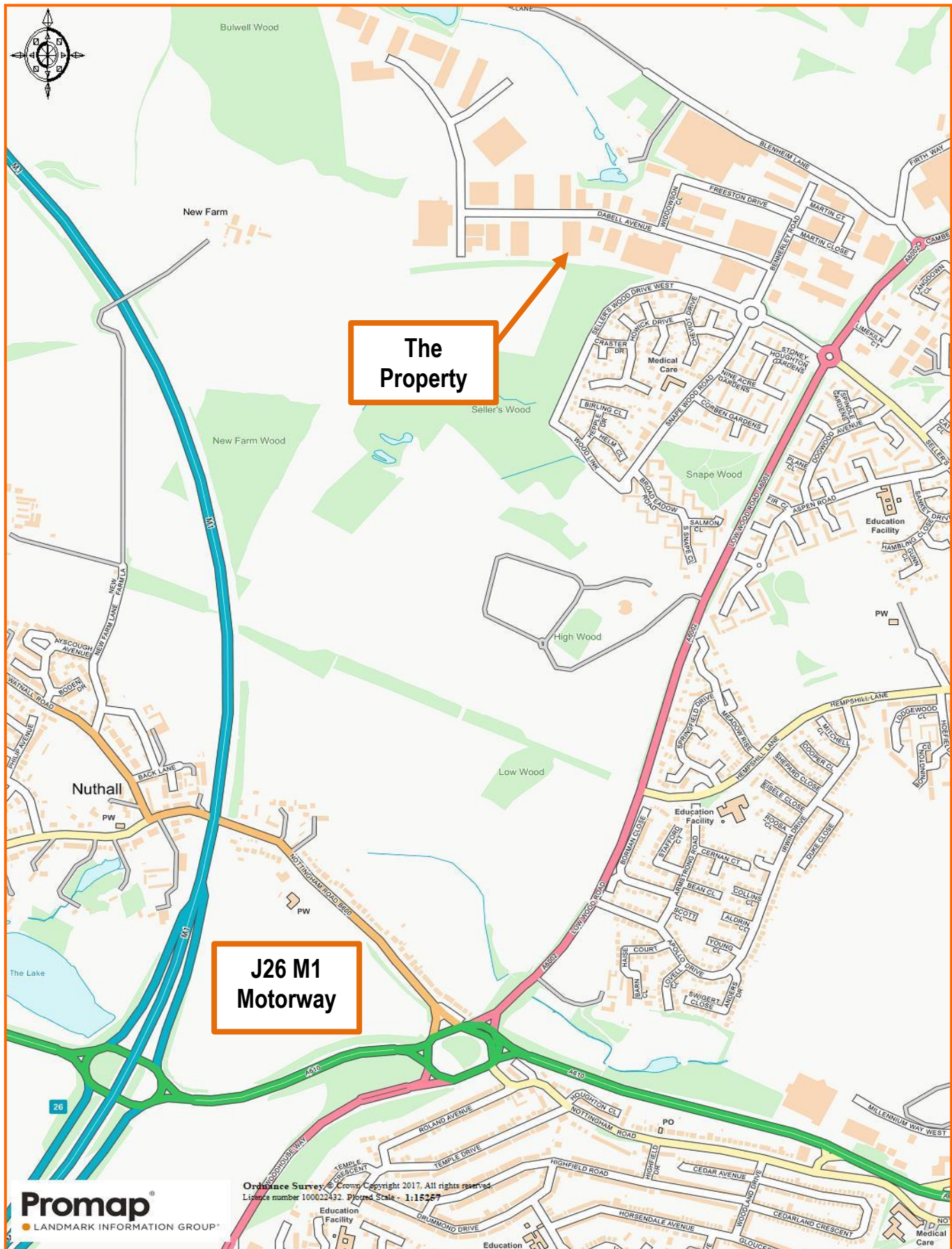


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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.