

TO LET

Industrial Unit

£14,750 p.a.

Unit 18 Bennerley Court
Bennerley Road
Blenheim Industrial Estate
NG6 8UT

Nottingham
Propertyplus



UNIT 18 BENNERLEY COURT, BLENHEIM INDUSTRIAL ESTATE, BULWELL, NOTTINGHAM, NG6 8UT

- Industrial Unit suitable for light industrial and warehousing (E(g)(i) and (iii) & B8).
- Three phase electricity and water
- Internal floor area 153.63sq m (1,655 sq ft)

Location

This is a single storey unit at Bennerley Court located on the popular Blenheim Estate which is sited approximately five miles to the northwest of Nottingham City Centre, close to junction 26 of the M1.

Description

Light industrial unit of steel frame, brick/block construction.

The unit is equipped with 2 separate toilets, office and storage room above office with reduced ceiling height kitchenette.

Access is via a roller shutter door (2.7m x 3m) and a separate personnel door. The minimum eaves height is 4.5m. Parking is available to the front of the unit.

Nottingham
Propertyplus

Loxley House | Station Street | Nottingham | NG2 3NG

T: 0115 876 3000

E: Property.Plus@nottinghamcity.gov.uk

W: www.nottinghampropertyplus.co.uk

Floor Area

Areas (approx.)	Sq M	Sq Ft
Ground floor	137	1,476
Mezzanine	16.63	179

Measurements are given for information purposes only. It is recommended that prospective tenants undertake their own measurements of the property prior to contract.

Rent

£14,750 pa exclusive of VAT

Lease Terms Of Years

The premises are available to let on a new lease for a term to be agreed, minimum of three years.

The City Council will be responsible for external repairs, the tenant responsible for internal repairs, including repairs to doors and windows.

Rating

Rateable Value £8,200

The ingoing tenant must rely on their own enquiries from the Business Rates department 0115 9154819 for rates payable.

EPC Rating

D (93)

Service Charge

Any costs incurred by the Council in maintaining common areas from time to time will be recharged to the tenant.

Services

e.g. Mains water and electricity are connected to the premises. We have not verified this and tenants must rely on their own investigations.

Legal Cost

e.g. The tenant will be responsible for the cost of the councils legal costs involved in the transaction and for obtaining a Credit Status Report.

USE

Most forms of light industrial and warehousing /distribution use will be considered except high traffic generating uses.

Viewing Strictly by prior appointment, Please contact

Siobhan Stewart on: **Tel:** 07923 260157 or **Email:**

siobhan.stewart@nottinghamcity.gov.uk



Date: February 2024

The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them:

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.