

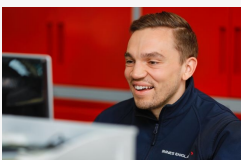


**Offices At Unit 10, Blenheim Park Road, Blenheim Industrial Estate, Hucknall, Nottinghamshire NG6 8YP**

## **Office Accommodation**

- ▶ **3,972 sqft (369 sqm)**
- ▶ **Inclusive rent of £40,000 per annum**
- ▶ **Self-contained entrance**
- ▶ **7 minutes (2.4 miles) from J26 of M1 and ample car parking available on site**

For enquiries and viewings please contact:



**Ross Whiting**  
07921 948501  
[rwhiting@innes-england.com](mailto:rwhiting@innes-england.com)



**George Hughes**  
07506 876689  
[ghughes@innes-england.com](mailto:ghughes@innes-england.com)

### Location

The property is located fronting Blenheim Park Road leading onto Dabell Avenue, sited within the well-established Blenheim Industrial Estate. Blenheim Industrial Estate is regarded as one of the prime industrial estates in the region affording unrivalled access to J26 of the M1 motorway which lies approximately 1 mile away. Nottingham city centre lies approximately 5.5 miles to the south east and is easily accessible via the A610.

Dabell Avenue forms the central spine road through the estate with nearby occupiers including DPD, UK Mail and the Health Shop.

### Description

The property comprises the office element of a detached industrial unit set within a secure gated site. The property is of a steel portal frame structure with sheet metal clad elevations beneath a profile metal.

The accommodation is arranged to provide clear open office accommodation split over two storeys. The offices are equipped with suspended ceiling, category II lighting, floorboxes, heating & cooling, separate meeting rooms and kitchenette. There is also lift access.

Externally the property benefits from staff/visitor parking for ample vehicles.

### Accommodation

	Sq M	Sq Ft
Ground Floor	58.9	634
First Floor	310.1	3,338
<b>Total</b>	<b>369</b>	<b>3,972</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring Practice, Second Edition. All parties are advised to carry out their own measurements.

### Planning

We understand the suite has been utilised for the following Uses:

Offices under Use Class E (Commercial, Business and Services use).

The property may be suitable for alternative uses subject to the requisite consents.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

### Tenure

The property is available via a sub-lease for a term to be agreed between the parties.

### Business Rates

To be reassessed upon occupation.

### Rent

£40,000 per annum inclusive of electricity, gas, water, service charge, car parking, building insurance and cleaning of any communal areas.

### Service Charge

Included in rent.

### VAT

VAT is applicable.

### Legal Costs

Each party is to bear their own legal costs incurred.

### Viewings

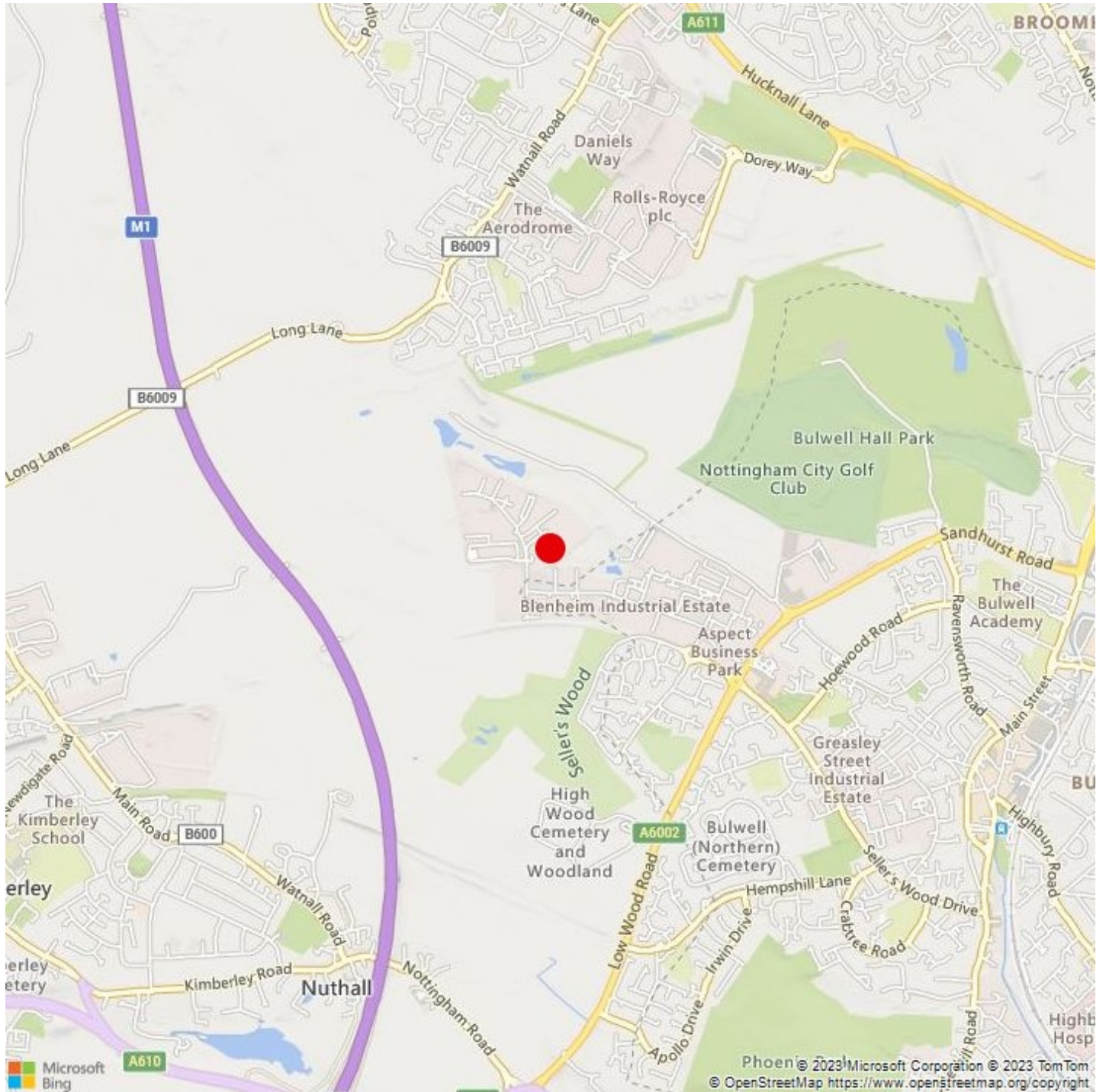
Viewings are by appointment with sole agents Innes England

Date Produced: 24-Nov-2023









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