



Blenheim Park Road, Bulwell, Nottingham NG6 8WN

Open storage

- ▶ **Up to c.5.80 acres (2.35 Ha)**
- ▶ **Established industrial location**
- ▶ **Easy access to J26 of the M1 motorway**
- ▶ **Suitable for a variety of purposes**

For enquiries and viewings please contact:



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Location

The subject property is located on the Blenheim Industrial Estate, one of Nottingham's principal industrial estates, situated approximately 5 miles north west of Nottingham city centre.

The property is situated in a prominent location at the junction of Blenheim Park Road and Dabell Avenue the principal spine road which runs through the estate in an east to west direction. Access to Junction 26 of the M1 Motorway, which lies approximately 2 miles away, is via the A6002 whilst Nottingham city centre is accessed via the A610 one of the principal arterial routes connecting the city centre to the M1 Corridor.

Description

The site is broadly rectangular and provides a total area of 5.80 acres (2.35 hectares), comprising a predominantly hard surfaced level site. The boundary fronting onto Blenheim Park Road is secured by a row of sea containers which can be removed if requested.

Accommodation

	Hectares	Acres
Site area	2.35	5.8
Total	2.35	5.8

All interested parties are recommended to carry out their own measurements.

Planning

We understand that the site benefits from planning consent for Storage and distribution (B8 Use of the Town and Country Planning (Use Classes) Order, as amended).

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries with Nottingham City Council).

Tenure

The site is available in part or whole by way of a new lease for a term of years to be agreed.

Business Rates

The site is to be re-assessed upon occupation. A guide is available from the agents.

Rent

£45,000 per acre per annum.

VAT

All sums quoted are exclusive of VAT.

Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

Viewings

Viewings are strictly by appointment with sole agents Innes England.

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