



**Unit 1 Dabell Avenue, Blenheim Industrial Estate, Nottingham,  
Nottinghamshire NG6 8WA**

## **Industrial Unit**

- ▶ **GIA 38,210 sq ft (3,549.7 sq m)**
- ▶ **Detached industrial unit set within self-contained site**
- ▶ **Prime industrial estate approximately 1 mile from J26 of the M1 motorway**
- ▶ **Due to be refurbished**

For enquiries and viewings please contact:



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### Location

The property is located fronting 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 a detached industrial unit set within a secure gated site. The property comprises a steel portal frame structure with sheet metal clad elevations beneath a profile metal roof incorporating an element of translucent roof lights.

The accommodation is arranged to provide clear open span warehouse space complete with two storey office accommodation. The warehouse benefits from 7m eaves, 2 level access doors and 3 phase power. The offices are equipped with a central heating system, suspended ceiling, category II lighting and perimeter trunking.

The external space is split into two distinct areas used for staff/visitor parking (36 allocated spaces) and loading/unloading or trailer storage.

### Accommodation

	Sq M	Sq Ft
Warehouse	2,618.7	28,188
Ground floor office	315.5	3,396
First floor office	449.2	4,835
Area under supported office	166.5	1,792
<b>Total</b>	<b>3,549.7</b>	<b>38,210</b>

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

### Planning

The agents understand that the property benefits from B8 (Storage & Distribution) Use under the Town & Country Planning (Use Classes) Order 1987 as amended. Alternative uses may be permitted subject to obtaining the requisite planning consents.

Interested parties are advised to liaise with Nottingham City Council to confirm the intended use is permitted.

### Tenure

The property is available on a leasehold basis.

### Business Rates

Rateable Value £136,000.

### Rent

£5.50 per sq ft

### VAT

VAT will be charged.

### Legal Costs

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

### EPC

The premises have an EPC assessment of C(69).

### Viewings

Viewings are by appointment with sole agents Innes England.

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