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## Unit 8 Blenheim Park

Blenheim Industrial Estate | Nottingham | NG6 8YP

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**A new build high quality warehouse / industrial facility benefiting from detailed planning consent located outside of the boundary of the Workplace Parking Levy**

**1,672m<sup>2</sup> (18,000ft<sup>2</sup>)**



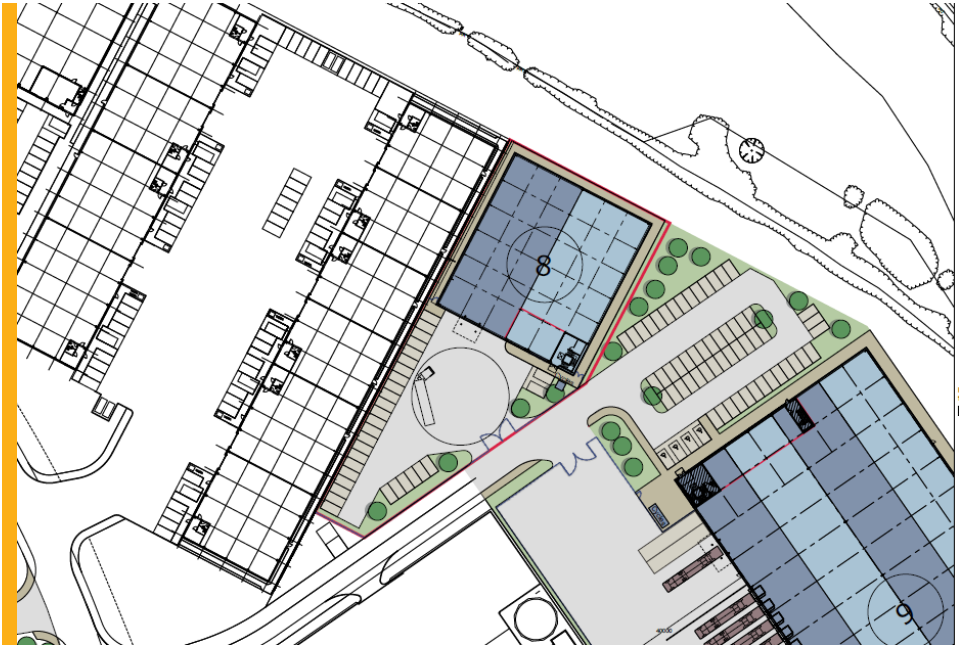
CGI shows Unit 3 and typical elevational style

- Located within the Blenheim Industrial Estate area
- Accessed by the A6002 / Junction 26, M1
- 4.5 miles North West of Nottingham City Centre
- Detailed planning consent enabling fast track development programme
- Office content to suit occupier's requirements



**For Sale / To Let**

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## Location

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Blenheim Park is a 30 acre extension to the existing Blenheim Industrial Estate area in North West Nottingham which totals in excess of 100 acres. Occupiers within the Blenheim Industrial Estate area include Great Bear, The Health Store and Batleys.

Detailed planning consent has been granted for five units ranging in size between 17,700ft<sup>2</sup> and 83,800ft<sup>2</sup> which are available on a design and build basis.

Blenheim Park is accessed by the A6002 from Junction 26 of the M1 (approx 2.5 miles South West) being approximately 4.5 miles North West of Central Nottingham.

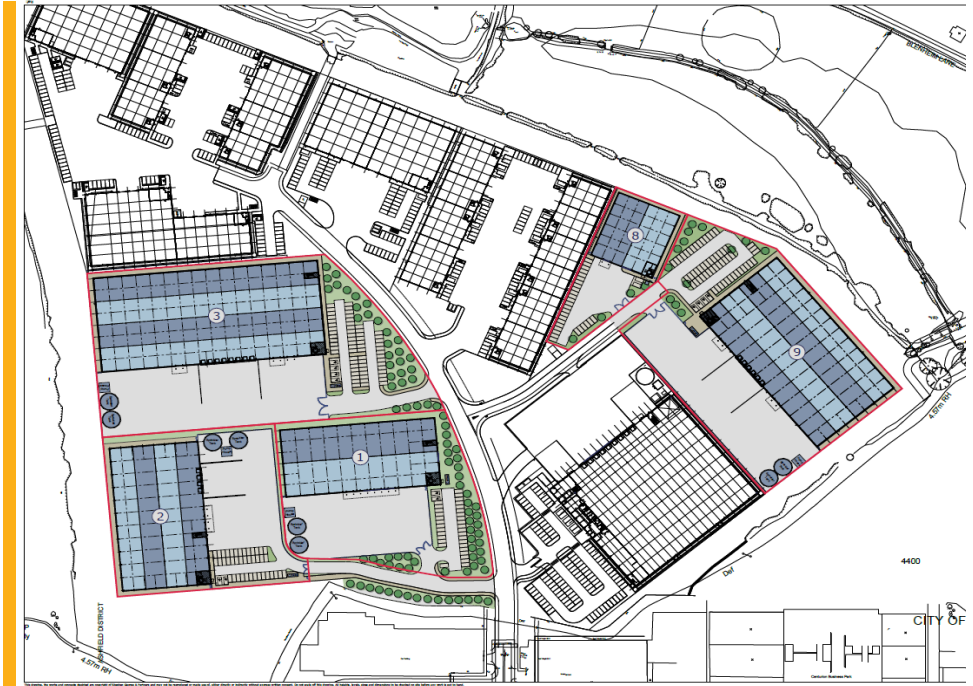
## The Property

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Detailed planning consent has been granted for Unit 8 which will provide a self contained detached warehouse and an anticipated gross internal floor area of 18,000ft<sup>2</sup>.

The unit is of portal frame construction with composite and vertical profile cladding, feature curtain walling to the front two storey offices under a low pitched sheeted and insulated roof covering with translucent light panels.

- 6.5m portal frame
- Floor loading 35kN per m<sup>2</sup>
- 10% translucent light panels
- 1 level access door
- Single / two storey offices
- Separate concrete surfaced loading yard
- Car parking for 30 cars



## Rates

The property will be assessed for rates upon completion, guide figures are available from the Agents.

(This information is given for guidance purposes only)

## Planning

The property has planning consent for B1 / B2 / B8 purposes, i.e. light industrial, general industrial and warehousing uses.

(This information is given for guidance purposes only and should be verified prior to contract)

## Service Charge

There is a service charge payable to contribute towards the costs of the upkeep and maintenance of the common areas and landscaping within Blenheim Park. Details available upon request.

## Floor Areas

The unit provides the following floor areas:-

Accommodation	M <sup>2</sup>	Ft <sup>2</sup>	Car Spaces
Warehouse	1,486	16,000	
Offices	144	1,550	
Ground Floor Core	42	450	
<b>Total</b>	<b>1,672</b>	<b>18,000</b>	<b>30</b>

**The property is located within a site of 0.9 acres.**

(This information is given for guidance purposes only and prospective tenants / purchasers are advised to make their own enquiries)

## VAT

VAT is applicable at standard rate.

**SAT NAV:**  
**NG6 8YP**



**Unit 8  
Blenheim Park**

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