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

7,785m² (83,800ft²)

- 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
**Location**

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 17,700ft² and 83,800ft² 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**

Detailed planning consent has been granted for Unit 3 which will provide a self contained detached warehouse and an anticipated gross internal floor area of 83,800ft².

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.

- 10m portal frame
- Floor loading 50kN per m²
- 10% translucent light panels
- 8 dock leveller loading doors
- 3 level access doors
- Single / two storey offices
- Separate concrete surfaced loading yard
- Car parking for 70 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:

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>M²</th>
<th>Ft²</th>
<th>Car Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>7,318</td>
<td>78,770</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>390</td>
<td>4,200</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Core</td>
<td>77</td>
<td>830</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>7,785</td>
<td>83,800</td>
<td>70</td>
</tr>
</tbody>
</table>

The property is located within a site of 4.3 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.
For further information or to arrange to view please contact:

**John Proctor / Tim Gilbertson**  
T: 01158 411 130 / 01158 411 146  
M: 07887 787 880 / 07887 787 893  
E: johnp@fhp.co.uk / tim@fhp.co.uk

**James Keeton – JLL**  
T: 01159 082 141  
M: 07812 250 857  
E: james.keeton@eu.jll.com

Fisher Hargreaves Proctor Ltd.

**Nottingham:** 10 Oxford Street, Nottingham, NG1 5BG

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.