



High Quality Self-Contained Warehouse with Large Yard

16,987 Sq Ft (1,578.13 Sq M)

- 6.0m Clear Working Height
- LED Lighting
- Securely Fenced and Gated Yard
- 2 miles to J26 of the M1 Motorway

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Location

The property is located on Freeston Drive which forms part of the established and popular Blenheim Industrial Estate positioned some 5 miles from Nottingham City Centre and 2 miles to J26 of the M1 motorway. The estate is very well connected for public transport links to and from the City as well as being close to numerous arterial routes connecting to the outer ring road, A610 and A6002. Key occupiers on the Blenheim Estate include DHL, Great Bear Distribution, ENCON and DPD.

Description

The property comprises a steel portal frame warehouse with clad elevations, located on a well-established industrial estate.

Key Features:

- Secure large yard area
- 6m clear internal height
- 2 level access loading doors
- LED lighting to warehouse
- Office and welfare facilities
- Located on a popular industrial estate

Accommodation

DESCRIPTION	SQ FT	SQ M
GF Warehouse/Ancillary	15,633	1,452.31
FF Accommodation	1,354	125.79
TOTAL	16,987 SQ FT	1,578.13 SQ M

Terms

The premises is available on assignment or sub-let basis with surrender and grant of new lease considered. Current lease expires 14/6/28.

VAT

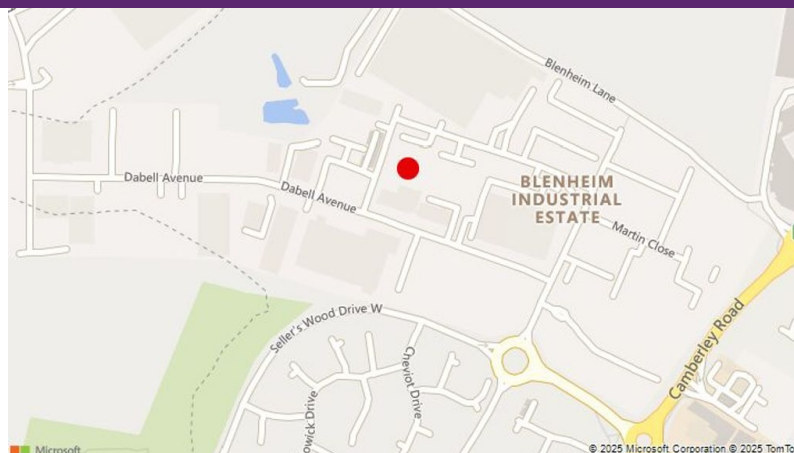
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value Available upon request

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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