

1-3 Marlborough Court | Blenheim Industrial Estate | Nottingham | NG6 8UY

Light industrial warehouse unit with generous parking, small shop frontage and unique road frontage

792.39m²
(8,529ft²)

- Positioned within a prominent roadside location
- Excellent trade counter opportunity or industrial / warehouse use (STP)
- Large mezzanine floor
- Office situated across two floors
- Situated within a secure site
- Generous parking provisions



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

The unit is predominantly situated at the entrance of the prestigious Blenheim Industrial Estate which is the prime industrial area adjacent to Junction 26 of the M1. Nottingham City Centre is 4.5 miles so the southwest of Nottingham via the A610.

The estate is situated in the Bulwell area of the City of Nottingham where there is an excellent supply of labour.

Description

Units 1-3 operate from a unique road frontage position on Marlborough Court and is of steel portal frame construction under a pitched roof. The specification of the building includes:

- Small shop front/trade counter area
- 4 offices
- Strip lighting throughout warehouse and workshop
- Eaves height of 4.11 metres to 5.8 metres at apex
- 3 WC's
- Kitchen facilities and stores
- Full height roller shutter door
- Gas hot air blower to warehouse
- Gas central heating to offices
- Double glazing to front elevation
- Shared delivery yard
- Secure fenced and gated site
- 15 car parking spaces





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Floor Areas

Floor	m ²	ft ²
Warehouse	197.056	2,121
Workshop	133.43	1,436
Offices/Welfare Facilities	161.91	1,743
Mezzanine	300.00	3,229
Total	792.39	8,529

(This information is given for guidance purposes only.)

Business Rates

From enquiries of the Valuation Office website we understand the following:

Rateable Value: £34,500

Rates Payable 2021/2022: £18,837

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

EPC

A copy of the EPC is available upon request from the agent.



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Rent

The property is available on a new lease for a term of years to be agreed and we are quoting a rent of:

£50,000 per annum exclusive
(Fifty thousand pounds)

VAT

VAT applies to rent and other payments due under the lease.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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19/09/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.