

NOTTINGHAM 85

85,445 SQ FT (7,958 SQ M) Industrial/Warehouse Unit With Offices & Parking

TO LET

M1 | JCT 26

**DABELL AVENUE
BLENHEIM
INDUSTRIAL ESTATE
NOTTINGHAM
NG6 8WA**



dared.really.arrow



REFURBISHMENT TO BE COMPLETED BY Q1 2027

Indicative CGI Image



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DABELL AVENUE

DHL

SGS

Omega

SUPER SMART SERVICE

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cie

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B
BESTWAY

85,445 SQ FT (7,958 SQ M) INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES & PARKING

SPECIFICATIONS

The unit comprises an extended stand-alone steel portal frame warehouse unit and two storey office accommodation.

Externally, there is a secure yard to the eastern elevation which provides good circulation spaces for HGV's to park and load & unload with a separate parking area located to the north elevation of the property via a separate access point.



Secure self contained site



36m yard depth



7.5m clear internal eaves height



4 dock doors



5 level access doors



49 car parking spaces



4 EV charging points



Office accommodation



800 kVa power supply

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SITE PLAN



The secure self-contained regular site extends 1.47 hectares (3.62 acres).

FLOOR & USES	SQ FEET	SQ METRES
Ground - Warehouse	68,783	6,391
Ground Offices & Ancillary	7,836	728
First Offices & Ancillary	8,826	820
Total Gross Internal Area	85,445	7,939

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Proposed site layout plan.

LOCATION

Nottingham is the sixth largest city in the United Kingdom, outside of London and is regarded as the regional capital for the East Midlands. The opportunity sits on the edge of Nottingham, forming part of Blenheim Industrial Estate just off Junction 26 of the M1 motorway, accessed via the A610 dual carriageway.

The property is located in Bulwell on Blenheim Industrial Estate with excellent access to Junction 26 of the M1 motorway via the A6002 and the A610 dual carriageway, both of which are designed for HGV traffic. Junction 26 is 2.2 kms (1.4 miles) to the south west, whilst Bulwell town centre lies some 1.6 kms (1 mile) to the south east. The subject property lies on the south side of Dabell Avenue, which is one of the main estate roads.



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The property is located in a well-established industrial area. Dabell Avenue provides three access points to the property allowing direct access to both yards and car parking provision.

Nearby occupiers in close proximity include DPD, Omega Red Group, SV Timber Limited, Great Bear Distribution, Supersmart Services, CIE Group, Budget Greeting Cards and RH Commercial Vehicles.

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CONTACTS

EPC

Targeting rating 'A'

BUSINESS RATES

The current rental value is £365,000.

TERMS

The property is available to let on a new full repairing and insuring lease for a terms of years to be agreed.

Rent to be provided on application.



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CONTACTS

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