



## FOR SALE: LIGHT INDUSTRIAL UNIT

UNIT E, MARLBOROUGH COURT, BLENHEIM INDUSTRIAL ESTATE, NOTTINGHAM, NG6 8UY

### LOCATION

The property is located on Marshall Court, Blenheim Industrial Estate an established commercial location to the north of Nottingham City Centre. The property has excellent transport links, with Junction 26 of the M1 Motorway within 2.5 miles via the A610 and A6002 respectively, a major arterial route from the City Centre (4.5 miles).

### PROPERTY

The property comprises an end terrace steel portal frame warehouse/light industrial premises with Mezzanine office block internally on a multi tenanted site offering excellent loading facilities plus allocated car parking. The general specification includes:

- Eaves height of 5.1 metres
- Full height electric roller shutter door
- Separate glazed personnel entrance
- Rooflights
- LED lighting
- Offices with suspended ceilings, trunking and heating
- Double glazed windows
- WC and kitchen facilities
- 3 phase electricity
- Air conditioning

### ACCOMMODATION

The property comprises the following approximate internal floor areas for guidance purposes only:

	sq.m	sq.ft
Warehouse	158.22	1,706
First Floor Office & Ancilliary	88.92	957
<b>Total</b>	<b>247.14</b>	<b>2,663</b>

For further information or  
to arrange a viewing please  
contact BOX Property

**Frankie Labbate**  
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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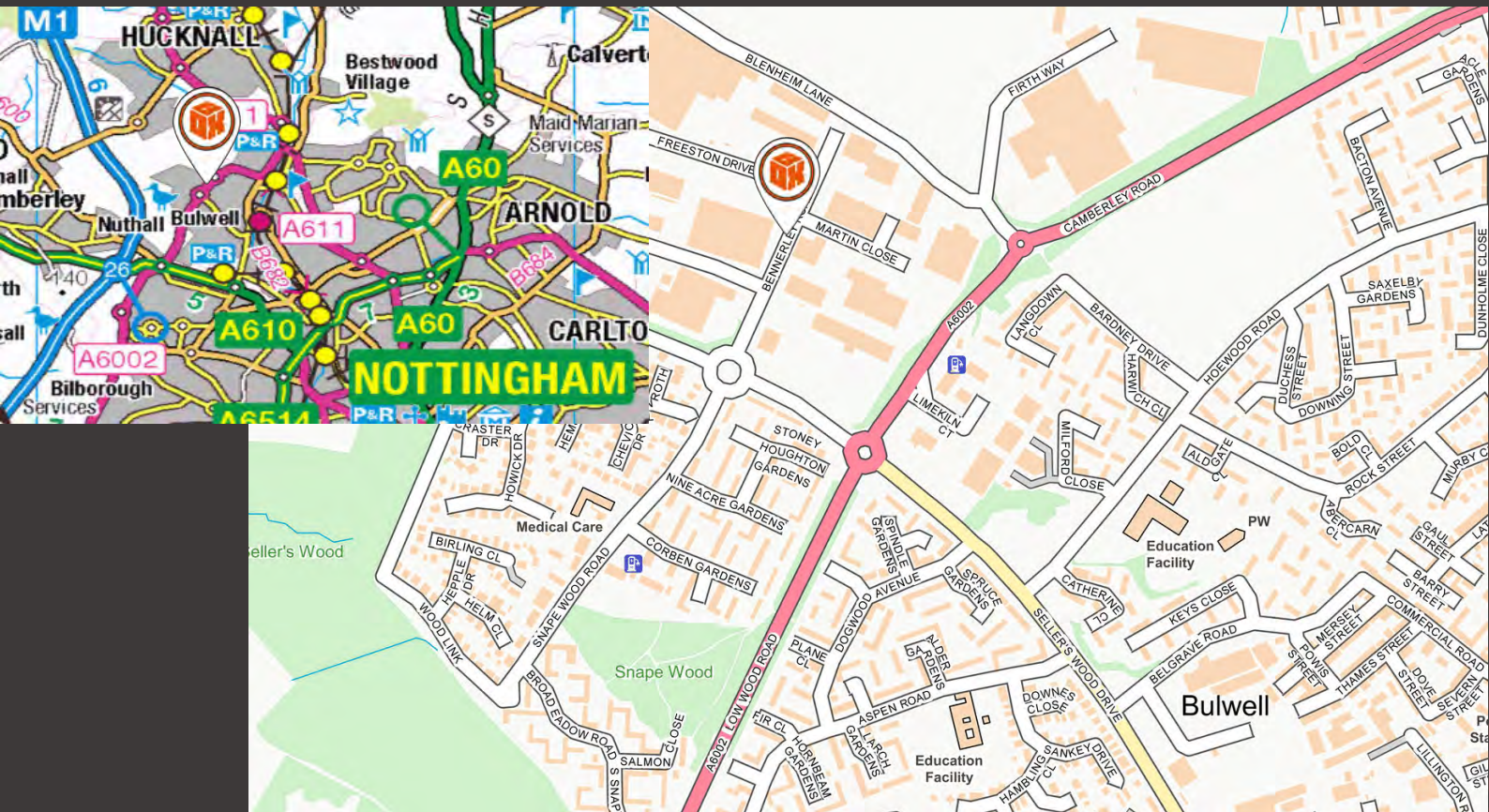
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### TENURE

Long leasehold (effective from 6th January 2003 expiring 17 July 2106) with vacant possession.

### PRICE

The property is offered for a price of: £250,000 (Two Hundred and Fifty Thousand Pounds) exclusive.

### SERVICE CHARGE

We understand the unit is subject to a service charge to cover the upkeep and maintenance of the communal areas of the estate. Guide figures are available from the agent.

### BUSINESS RATES

From enquiries of the VOA website we understand the following:

Rateable Value from 1 April 2023: £11,750

(This information is given for guidance purposes only)

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

### VAT

VAT is applicable at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### VIEWING

Viewing is available by appointment with the sole agents.

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