



**FOR SALE: SELF CONTAINED MODERN INDUSTRIAL / OFFICE COMPOUND FORMING PART OF THE NCHA PORTFOLIO**

Unit B & C Camberley Court, Bulwell, Nottingham, NG6 8GE

16,939ft<sup>2</sup> (0.757 acre site)

**KEY FEATURES**

- Freehold with vacant possession
- Self contained secure site with large yard / parking area
- Unit B - 10,752ft<sup>2</sup>
- Unit C - 6,189ft<sup>2</sup>
- Set within a 0.757 acre site
- 40 parking spaces
- Steel portal frame construction
- Level access doors
- Fitted solar panels
- Ancillary office accommodation
- 1.6 miles from J.26, M1 & Nottingham City Centre
- Translucent roof pannels

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

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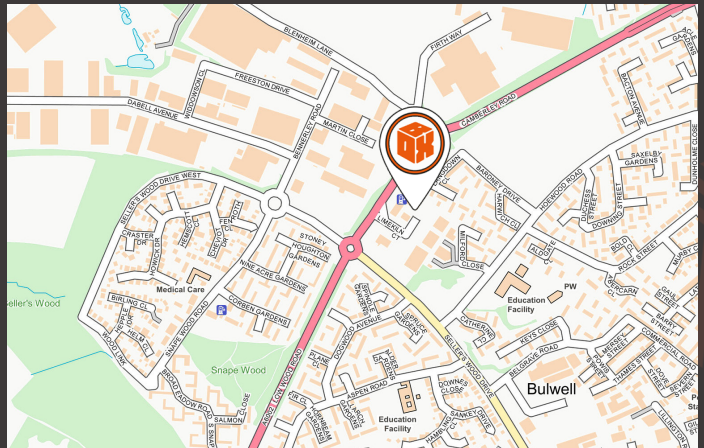
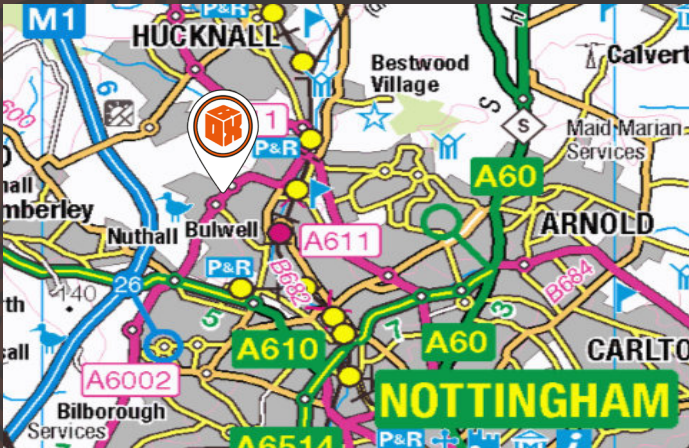
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





**BOX**  
property



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#### LOCATION

The premises is situated approximately 5 miles (8 km) North of Nottingham city centre easily accessible via the A610 and is directly accessed from the A6002, which provides a direct link to Junction 26 of the M1 motorway which is approximately 1.6 miles (2.5 km) to the South. Nottingham is at the centre of the M1, A1, A46 and links to the M6 via the A50 connecting the east-west and north south routes across the UK

East Midlands Airport is located 11 miles (17 km) to the South West and is the second largest cargo airport in the UK after London Heathrow. The property sits in the immediate vicinity of Blenheim Industrial Estate which is regarded as one of the prime industrial estates in the region.

Notable occupiers nearby include **Aldi, DPD, DHL, Asda, Shell** and **Marstons**

#### TENURE

Freehold with vacant possession

#### DESCRIPTION

Self contained Modern, high-quality steel frame warehouse compound comprising two separate industrial units with office accommodation and associated shared parking/yard area within a prominent East Midlands location.

The property comprises two detached industrial units set within a secure gated site. The property is of a steel portal frame structure with sheet metal clad elevations beneath a profile metal. The accommodation is arranged to provide clear open warehouse and office accommodation split over two storeys. The offices are equipped with suspended ceiling, category II lighting, floorboxes, heating & cooling, separate meeting rooms and kitchenette. There is also lift access. Externally the property benefits from a yard area currently used as staff/visitor parking for 40 vehicles.

#### IMPORTANT NOTICE

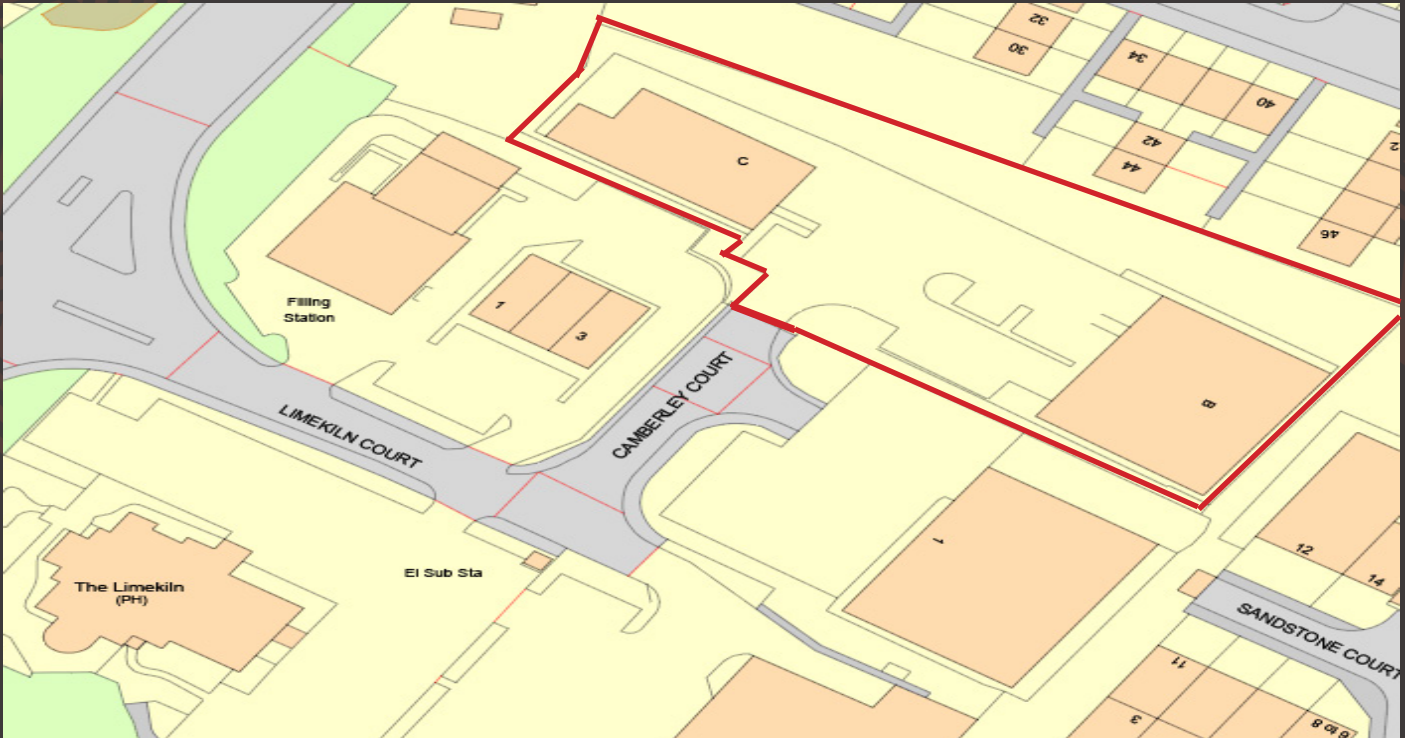
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#### SPECIFICATION

- Steel portal frame construction
- Profile steel roofs incorporating translucent panels
- 32m yard depth
- 46m yard width
- Level access doors
- 40 car parking spaces
- Ancillary office accommodation
- Secure site

#### PLANNING

The following information is provided for guidance purposes only.  
The property falls under use:

**Class E** – (Commercial, Business and Service)

Interested parties, are advised to contact the planning department of Nottingham City Council (0115 915 5555) to discuss their proposed use and intended business activities.

#### BUSINESS RATES

From enquiries undertaken from the Valuation Office Agency website we understand the following: Rating Authority Nottingham City Council Rateable Value:

Unit B: **£46,7520**

Unit C: **£27,500**

This information is given for guidance purposes only and interested parties are advised to make their own enquiries of the Nottingham City Council (Business Rates Department).

#### ACCOMMODATION

The property provides the following approximate accommodation:

UNIT B	sq.m	sq.ft
Ground Floor Workshop	288	3,100
Ground Floor Office	435	4,682
First Floor Office	275	2,970
<b>Total</b>	<b>998</b>	<b>10,752</b>

UNIT C	sq.m	sq.ft
Ground Floor Workshop	242	2,604
Ground Floor Office	164	1,765
Mezzanine Floor Internal Storage	169	1,819
<b>Total</b>	<b>575</b>	<b>6,189</b>

The measurements are for guidance purposes only, and interested parties are advised to carry out their own due diligence in respect of internal measurements.

There is a parking ratio of 1 : 375 sq ft.





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**PRICE**

Offers invited at: **£1,175,000**

**LEGAL**

Costs each party to bear their own legal and professional fees incurred in this transaction.

**VIEWINGS**

Viewings are by way of appointment only with Box Property Consultants.

**EPC**

A copy of the EPC is available upon request.

**ANTI-MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful purchaser.

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