

TO LET

Industrial

Rent on Application

Unit 1 Martin Court
Blenheim Industrial Estate
Bulwell
Nottingham NG6 8US

Nottingham
Propertyplus



UNIT 1 MARTIN COURT, BULWELL, NOTTINGHAM NG6 8US

- Large industrial unit complete with gas blow heaters
 - Various Large Office and meeting rooms
 - Two roller shutters

Location

This unit is located on the popular Blenheim Industrial Estate, situated approximately 5 miles north west of Nottingham City Centre and only 1½ miles from Junction 26 of the M1 motorway.

Description

An industrial property located with the properties of Units 1-11 Martin Court on the Blenheim Industrial Estate. The property benefits from a large office/meeting rooms towards the front of the property and toilets, storage

rooms and small kitchenette. The property also benefits from two roller shutters. Offices/storage also at first floor level.

Lease Terms Of Years

The premises are available to let on a new lease for a term to be agreed. (Minimum of three years). The City Council will insure the building and recharge the cost to the tenant.

The City Council will be responsible for external repairs, the tenant responsible for internal repairs, including repairs to doors (and) windows.

Nottingham
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Loxley House | Station Street | Nottingham | NG2 3NG

T: 0115 876 3000

E: Property.Plus@nottinghamcity.gov.uk

W: www.nottinghampropertyplus.co.uk

Floor Area

Areas (approx.)	Sq M	Sq Ft
Ground floor	1,314	14,144
First floor	283.94	3,056
Total	1,597.94	17,200



Measurements are given for information purposes only. It is recommended that prospective tenants undertake their own measurements of the property prior to contract.

Rent

On application. (exclusive of VAT)

Rating

Rateable Value - £70,500 p.a.

The ingoing tenant must rely on their own enquiries from the Business Rates department (0115) 915 4819 for rates payable.

EPC Rating

C (75)

Service Charge

Any costs incurred by the Council in maintaining common areas from time to time will be recharged to the tenant.

Services

Mains water, gas and electricity are connected to the premises. We have not verified this and tenants must rely on their own investigations.

Legal Cost

The tenant will be responsible for the cost of the councils legal costs involved in the transaction and for obtaining a Credit Status Report

Viewing

Strictly by prior appointment,

Please contact Siobhan Stewart:

Tel: 07923 260157 or

Email: siobhan.stewart@nottinghamcity.gov.uk

June 2025



The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them:

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.