Build to suit opportunities for units from 18,000 sq ft up to 70,000 sq ft
(1,672 sq m to 6,503 sq m)

FOR SALE / TO LET

- J26, M1 2.5 miles and 4.5 miles North West of Nottingham City Centre
- Infrastructure delivered with fast track delivery available
- Accessed by the A6002 / Junction 26, M1
- Outside the Nottingham Workplace Parking Levy
- Office content to suit occupier’s requirements
- Established employment site
Location
Blenheim Park is situated 2.5 miles south west of J26 M1 and 4.5 miles north west of Nottingham City Centre. The Park itself is accessed by the A6002 and in turn Dabell Avenue.

Drive Times

<table>
<thead>
<tr>
<th>Distance</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>M1 J26</td>
<td>2.5 miles</td>
</tr>
<tr>
<td>Nottingham</td>
<td>6 miles</td>
</tr>
<tr>
<td>Derby</td>
<td>42 miles</td>
</tr>
<tr>
<td>Sheffield</td>
<td>54 miles</td>
</tr>
<tr>
<td>Manchester</td>
<td>70 miles</td>
</tr>
</tbody>
</table>

About
Blenheim Park is a c.30 acre established and successful warehouse and logistics scheme that forms part of the wider Blenheim Industrial area. Blenheim Park is situated outside of the Nottingham Workplace Parking Levy.

Now in the final phase of development, three plots remain offering occupiers a final chance to acquire space on this highly successful scheme with existing occupiers including Great Bear, The Health Store, Bunzl, Morrells and DPD.

New DPD Distribution Hub completing Spring 2018
The Opportunity
Blenheim Park is able to offer three final development plots with buildings available on a design & build basis:

<table>
<thead>
<tr>
<th>Plot</th>
<th>Acres</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot 2</td>
<td>3.4</td>
<td>up to 60,000</td>
</tr>
<tr>
<td>Plot 8</td>
<td>0.9</td>
<td>up to 18,000</td>
</tr>
<tr>
<td>Plot 9</td>
<td>3.5</td>
<td>up to 70,000</td>
</tr>
</tbody>
</table>

Consideration will be given to divide plots, dependent on the end users requirements.

Specification
The remaining plots at Blenheim Park can accommodate buildings from 18,000 sq ft to 70,000 sq ft. Units will be built to a Grade A specification to include dedicated yard and parking areas. The specification can be tailored to meet occupiers specific requirements. An indicative development specification is available from the agents.

Blenheim Park is an established commercial location and infrastructure has already been delivered enabling a fast track development programme subject to legal agreement and detailed planning consent.
Terms
The accommodation is available by way of a new lease or a long leasehold sale.

For further information or to arrange to view please contact:

John Proctor / Tim Gilbertson
T: 01158 411 130 / 01158 411 146
M: 07887 787 880 / 07887 787 893
E: johnp@fhp.co.uk / tim@fhp.co.uk

James Keeton
T: 01159 082 141
M: 07812 250 857
E: james.keeton@eu.jll.com

Henry Henson
T: 01530 276239
M: 07786 975 466
E: henry.henson@wilsonbowden.co.uk

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1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given.
2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase.
3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. FHP and JLL do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease.
4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations etc. and purchasers/leases should undertake independent tests as to the condition of all services and mechanical engineering installations.
5) All guide prices and rental figures are quoted exclusive of VAT unless expressly stated to the contrary, E&OE. 07/17.

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