



Refurbished Warehouse / Industrial Unit 29,344 Sq Ft (2,726.06 Sq M)

- Available Now
- Level Access Loading
- Easy Access to J26, M1 (10 minute drive)
- 0.8 Acre Self Contained Secure Yard

Refurbished Warehouse / Industrial Unit

29,344 Sq Ft (2,726.06 Sq M)

Location

Milnhay Industrial Park is located in Langley Mill, a well positioned town situated between Nottingham and Derby. Positioned on the A610, the site offers excellent transport links to the wider regional road network. Langley Mill lies approximately 5 miles west of Junction 26 of the M1 (around a 10-minute drive), providing fast and convenient access to national routes.

The area is a well-established industrial location, with notable nearby occupiers including Evri, Amazon and Warburtons.

Description

The property comprises a semi-detached warehouse unit constructed with a steel portal frame and modern profile sheet metal cladding, set beneath two pitched roofs. The unit is open plan with an approx eaves height of 4.2m.

Property key featured include a painted concrete floor, LED lighting, and two WC and kitchenette blocks.

Externally, the property benefits from a secure, self-contained yard of approximately 0.8 acres to the rear. Additionally, subject to separate negotiation, an extra yard of around 0.7 acres is available at the front of the property.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 11	29,344	2,726.06
TOTAL	29,344 SQ FT	2,726.06 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed. The quoting rent for the unit is £225,000 per annum.

VAT

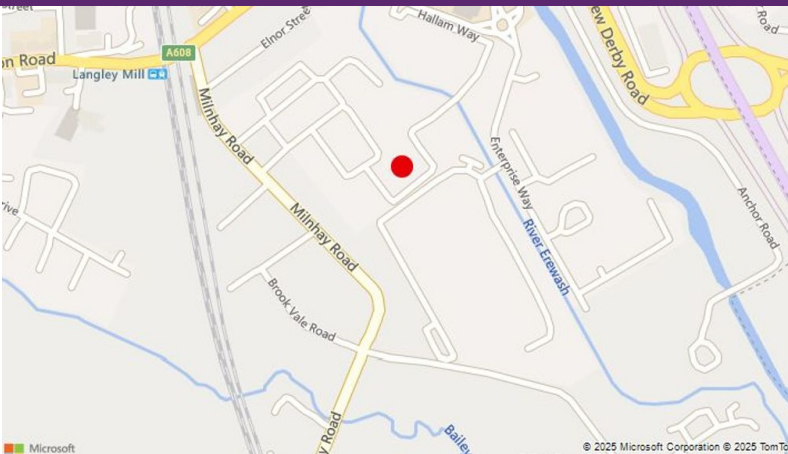
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

EPC Rating

EPC to be reassessed following recent refurbishment works.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the CPP agent:
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