



## Refurbished Warehouse / Industrial Unit 13,239 Sq Ft (1,229.9 Sq M)

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

# Refurbished Warehouse / Industrial Unit

## 13,239 Sq Ft (1,229.9 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 is a detached steel portal frame unit that have been overclad and set beneath a pitched roof as part of recent refurbishment works.

The unit benefits from level access loading, LED lighting, a kitchenette, WCs, a painted concrete floor, 3-phase power and separate service connections and a self contained gated yard.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 22	13,239	1,229.9
<b>TOTAL</b>	<b>13,239 SQ FT</b>	<b>1,229.9 SQ M</b>

### 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 £75,000 per annum.

### VAT

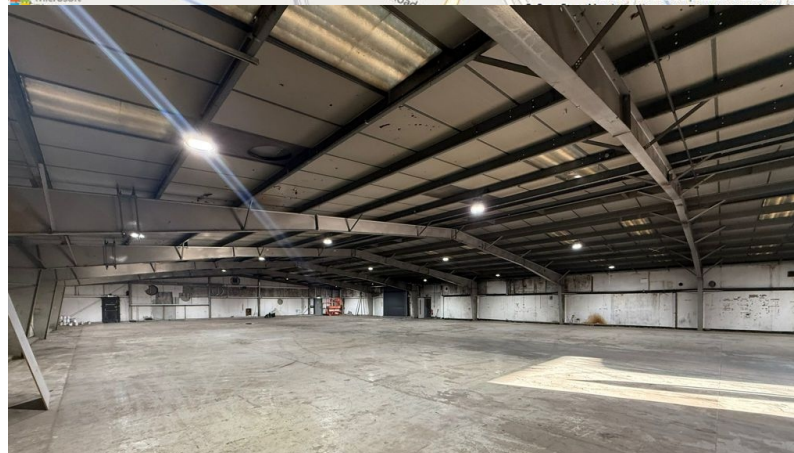
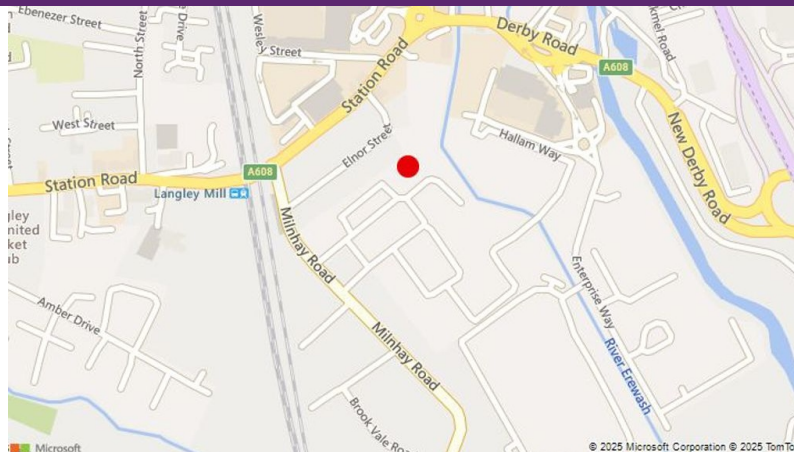
All figures are quoted exclusive of VAT at the prevailing rate.

### 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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