

Unit 22, Milnhay Industrial Park,
Milnhay Road
Langley Mill
Nottingham
NG16 4AR



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
TOTAL	13,239 SQ FT	1,229.9 SQ M

Terms

VAT

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.

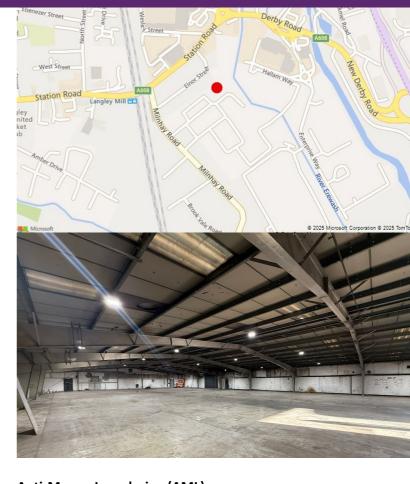
All figures are quoted exclusive of VAT at the prevailing rate.

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: **Brodie Faint** Jemmima Guy-Clark T: 0115 896 6611 T: 0115 896 6611 M: 07516 770513 M: 07986 132 559 E: brodie@cpp.uk E: Jemmima@cpp.uk

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