



Refurbished Warehouse / Industrial Units 5,546 - 11,092 Sq Ft (515.22 - 1,030.44 Sq M)

- Available Now
- Level Access Loading
- Easy Access to J26, M1 (10 minute drive)
- On a Secure and Gated Industrial Park
- Yard Provision Available by Negotiation

Refurbished Warehouse / Industrial Units

5,546 - 11,092 Sq Ft (515.22 - 1,030.44 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 properties are arranged within a detached terrace of steel portal frame units that have been overclad and set beneath a pitched roof as part of recent refurbishment works.

The units are available either individually or combined, providing flexibility to accommodate a range of business requirements. Each unit benefits level access loading, LED lighting, a kitchenette, WCs, a painted concrete floor, 3-phase power, and separate service connections. Yard provision can be made available, subject to negotiation.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 2	5,546	515.22
Unit 3	5,546	515.22
TOTAL	11,092 SQ FT	1,030.44 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 is £36,000 per annum, per unit.

VAT

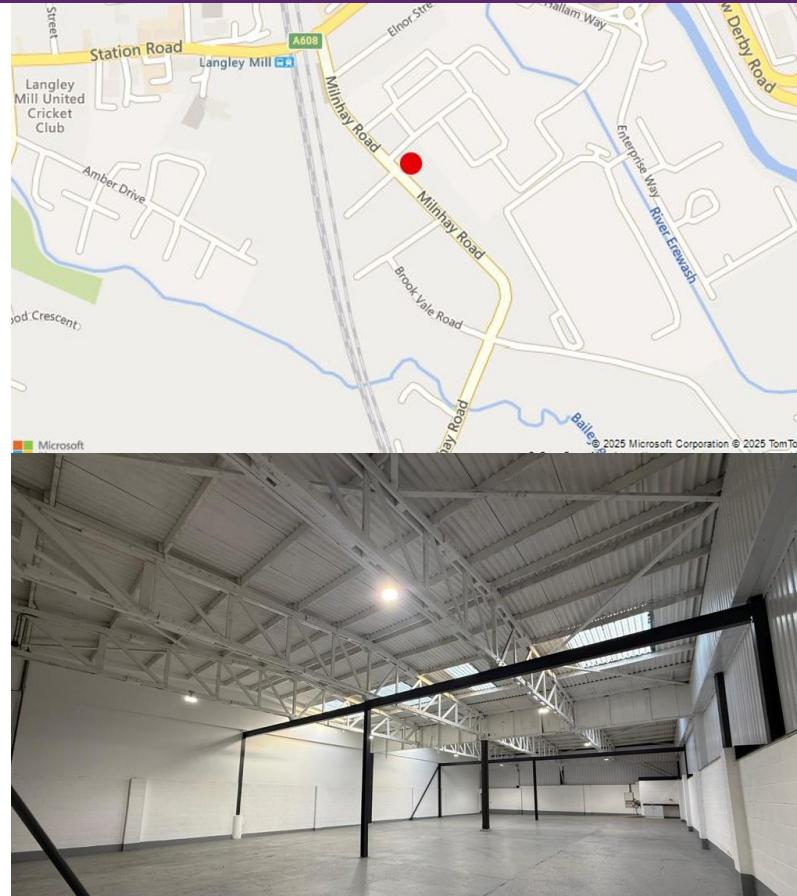
All figures are quoted exclusive of VAT at the prevailing rate.

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 bear their own legal costs in the transaction.

Further Information

For further information please contact the CPP agents:

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