



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

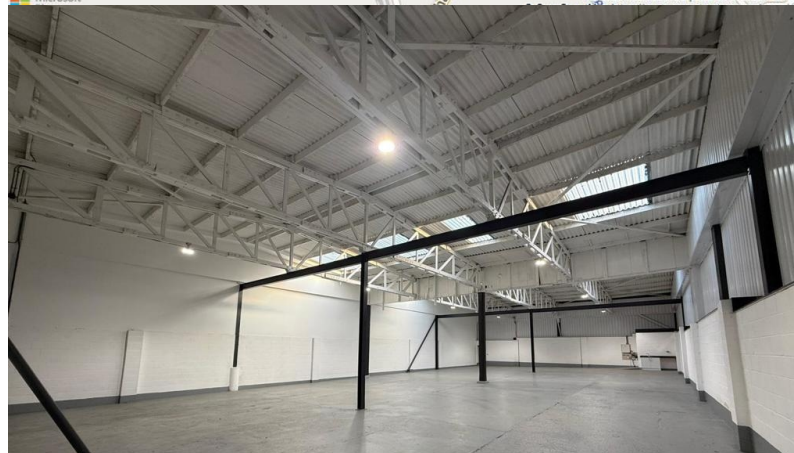
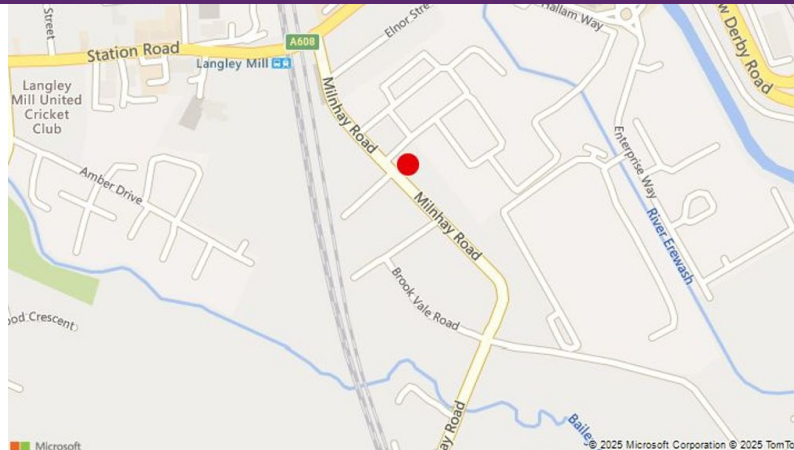
All figures are quoted exclusive of VAT at the prevailing rate.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the CPP agents:

Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk

Jemmima Guy-Clark
T: 0115 896 6611
M: 07986 132 559
E: Jemmima@cpp.uk

Or our joint agents, Salloway:

Chris Keogh
T: 01332 298000
E: ckeogh@salloway.com

Will Speed
T: 01332 298000
E: wspeed@salloway.com

January 2026



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.