



Refurbished Micro Warehouse Units 1,598 - 2,553 Sq Ft (148.45 - 237.17 Sq M)

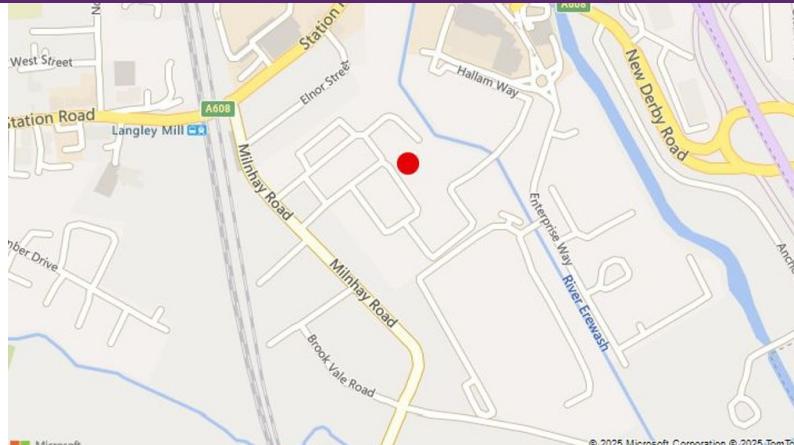
- Available Now - Flexible Terms Considered
- Level Access Loading
- Easy Access to J26, M1 (10 minute drive)
- On a Secure and Gated Industrial Park

Refurbished Micro Warehouse Units

1,598 - 2,553 Sq Ft (148.45 - 237.17 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.



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 from level access loading, LED lighting, a kitchenette, WCs, a painted concrete floor, 3-phase power and separate service connections.

*Images shown are indicative. Units may differ.



Accommodation

DESCRIPTION	SQ FT	SQ M
12	1,989	184.78
15	2,445	227.14
14	1,598	148.45
26	2,553	237.17
31	1,618	150.31
33	2,025	188.12
TOTAL	2,553 SQ FT	237.17 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed. The unit quoting rent varied from £15,000 - £24,000 per annum, depending on size.

VAT

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

Rateable Value

On application.

EPC Rating

EPC Available upon request

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:

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