



Self Contained Office Unit 5,770 Sq Ft (536.03 Sq M)

- Comprehensively Refurbished
- Approx 20 Car Parking Spaces
- Suspended Ceilings with LED Lighting
- Air Conditioning
- 3 Minute Drive to A610 (0.8 Miles)

Self Contained Office Unit

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Location

Milnhay Industrial Park is located in Langley Mill, a well positioned town between Nottingham and Derby. Positioned on the A610, the site benefits from excellent connectivity to the wider regional road network. Langley Mill lies approximately 5 miles west of M1 Junction 26 (around a 10 minute drive), providing fast and convenient access to national routes. Langley Mill railway station is approximately a 6 minute walk (0.3 miles) from the offices.

The area is well served by local amenities including McDonald's, Asda Superstore, and the Acorn Centre.

Description

The property comprises a detached office building providing refurbished office accommodation arranged over two floors.

Key Features:

- Suspended ceilings with LED lighting throughout
- Air conditioning providing heating and cooling
- Carpeted flooring
- Perimeter trunking
- Approx 20 car parking spaces
- 2 EV charging points
- Male and Female WCs
- Kitchenette

Accommodation

DESCRIPTION	SQ FT	SQ M
Office	5,770	536.03
TOTAL	5,770 SQ FT	536.03 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

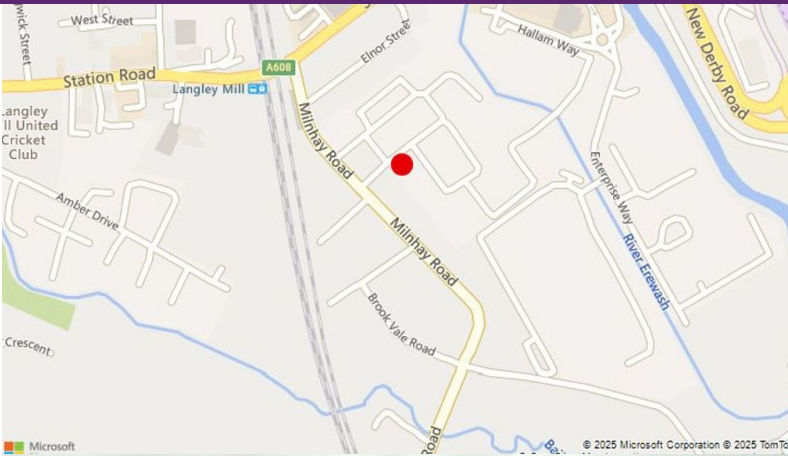
All figures are quoted exclusive of VAT at the prevailing rate.

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

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