Enterprise Way, Langley Mill, Nottingham, NG16 4HY

SUNRISE
REAL ESTATE

Langley 255

Prime distribution / manufacturing unit available now.



255,663 sq ft
23,751.9 sq m

20 Dock & 4 Level access doors

1.4MVA Power supply

40 Metre secure yard depth

Sprinkler system

£2,000,000 of fit-out included

Strategically placed for distribution & manufacturing.

Langley 255 is a 255,663 sq ft distribution / manufacturing unit, situated within a well-established industrial location amongst a number of high-profile occupiers. Its strategic location provides excellent connectivity to major transport networks and key UK cities.



Let's talk space.

Langley 255 is a modern, high-specification distribution and manufacturing facility, designed to maximise operational efficiency while helping occupiers reduce running costs.

EPC
C-62

163 Car parking spaces
and 68 HGV bays

20 Dock
doors

1.4MVA
Power supply

4 Level
access doors

Sprinkler
system

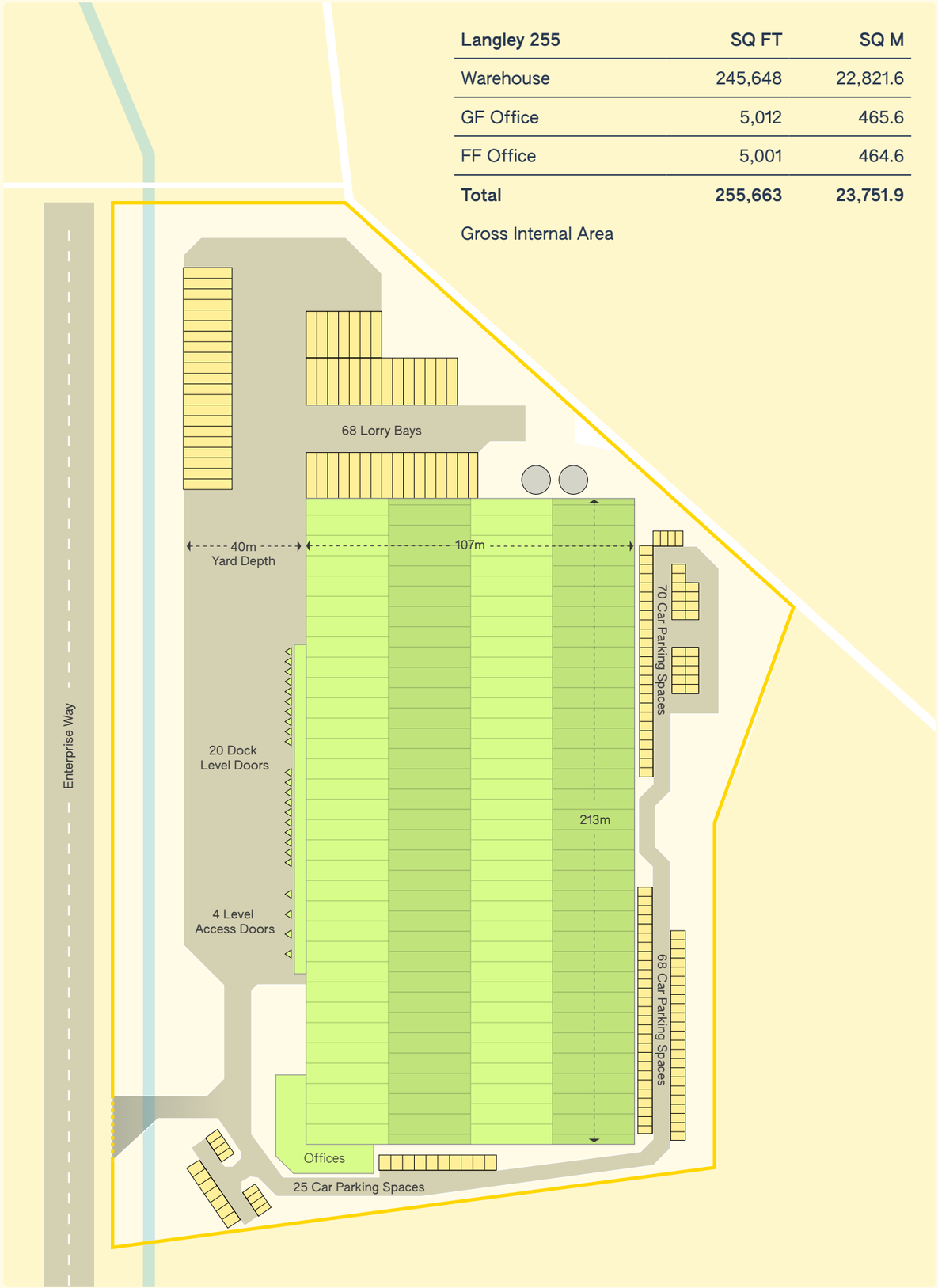
High quality fully
fitted offices

12m Clear
height



Langley 255	SQ FT	SQ M
Warehouse	245,648	22,821.6
GF Office	5,012	465.6
FF Office	5,001	464.6
Total	**255,663**	**23,751.9**

Gross Internal Area



A location that does the work for you.

Langley 255 is ideally positioned for regional and national distribution, putting major population centres, transport hubs and key UK markets within easy reach.

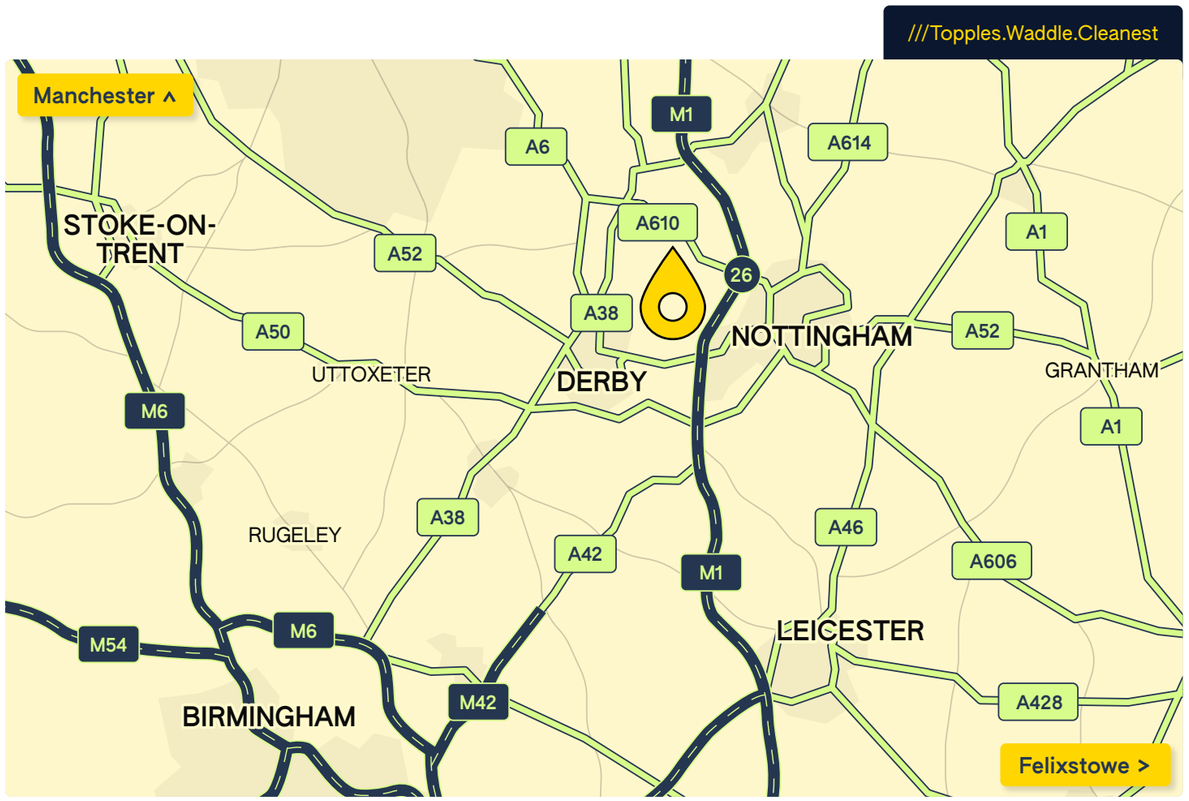
Roads	Miles	Time
A610	0.3	3 mins
A38	6.6	14 mins
M1 Junction 26	5	10 mins

Cities	Miles	Time
Nottingham	10	20 mins
Birmingham	56	1 hr 16 mins
London	133	2 hrs 40 mins

Airports	Miles	Time
East Midlands	19	24 mins
Birmingham	54	55 mins
Coventry	57	58 mins

Train Station	Miles	Time
Langley Mill	0.5	2 mins

Source: Google Maps.



Quality workforce of 683,970 people within 20 minutes

Average warehouse worker salary for Nottingham is 9.2% lower than the UK average.

55% of the local workforce is suited to warehouse work.



Source: Office for National Statistics / Salary.com 2024 / Percentages are approx.

Optimised for distribution
& manufacturing operations.

Langley 255



Langley 255 is accessed from Derby Road (A608), which connects Langley Mill town centre with the A610.

Junction 26 of the M1 is 5 miles to the south-west, providing access to the North and South via the M1 and connections to the West Midlands via the A50. East Midlands, Birmingham and Coventry airports are all within easy reach.

APEX

Tom Kimbell
tom@apexllp.com
+44 (0) 7920 005 471

Ollie Withers
ollie@apexllp.com
+44 (0) 7496 852 526

COMMERCIAL PROPERTY PARTNERS

Toby Vernon
toby@cpp.uk
+44 (0) 7872 377 228

Sean Bremner
sean@cpp.uk
+44 (0) 7541 505 980

SUNRISE REAL ESTATE

Fergus Haig
haig@sunrise-re.com
+44 (0) 7562 946 290

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