

Units 3, 4 & 5 Langham Park | Berristow Lane | South Normanton | Derbyshire | DE55 2EG

Three excellent clear span industrial units available to let on flexible lease terms

1,294.8m² - 5,013.0m²
(13,937ft² - 53,959ft²)

- Prime prominent location adjacent to J28, M1/A38
- Steel framed industrial units with loading bays
- Excellent incoming power supply
- 3.5 metre to 5.7 metre eaves
- Opposite to McArthur Glen retail outlet
- Flexible lease terms
- Units 4 and 5 available immediately
- Unit 3 available January 2024



TO LET



Location



Gallery



Video



Contact



Location

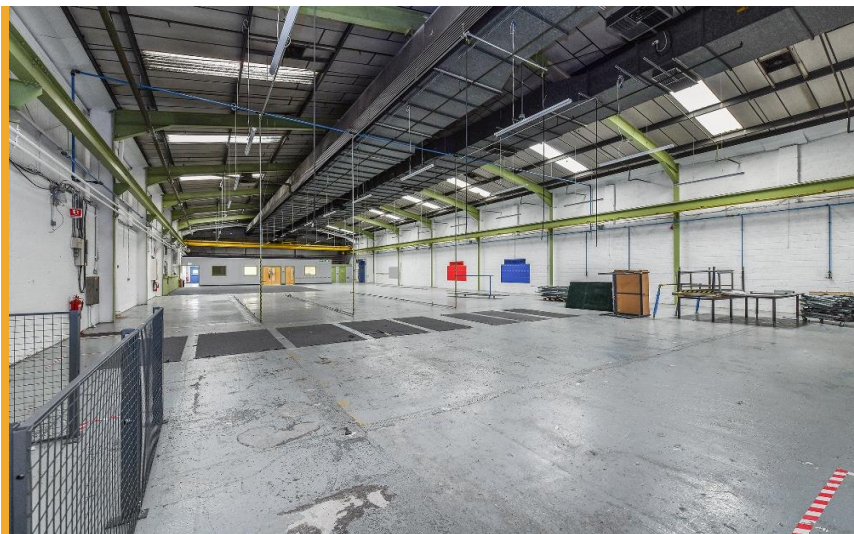
Langham Park is located directly off the A38 and approximately 0.75 miles north-east of J28 of the M1.

J28 is the most significant focus of demand for distribution and industrial space in the northern part of the East Midlands as a consequence of the intersection of the M1 and the A38 in the heart of the East Midlands.

The travel distances from Langham Park are as follows:

HGV Drive Times	Miles	Minutes
Mansfield	5.5	16
Nottingham	16	19
Derby	19	22
Sheffield	31	25
Leeds	31	32
Birmingham	62	68
Manchester	63	57
London	137	130





Description

Langham Park was constructed in the 1970s by Filigree Textiles with the 149,365ft² industrial complex being acquired by Langham Park Developments in 2009 and more recently being acquired by Whitemeadow Furniture.

The buildings are principally of brick elevation under pitched sheeted and insulated roof coverings offering individual interconnecting units offering an eaves height of between 3.5m and 5.7m.

The specification of the property includes:

- Brick and clad elevations
- Steel portal frame construction
- Pitched sheeted and insulated roof covering
- Large tarmac and concrete loading yards
- Heating and LED warehouse lighting
- Cranage
- Dock and level access loading
- Numerous roller shutter doors
- Ancillary space (WC's, canteen and offices)
- Securely fenced and gated site
- High ratio of car parking
- No working hour restrictions

Floor Areas

Unit	M ²	Ft ²
Unit 3	2,417.7	26,024
Unit 4	1,294.8	13,937
Unit 5	1,300.5	13,998
Total	5,013.0	53,959

(This information is given for guidance purposes only and prospective purchasers are advised to undertake their own measurements)

Rent

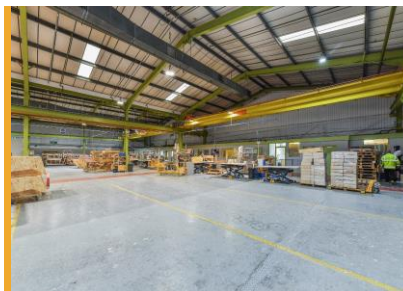
The units are available on new leases either individually or combined at a quoting figure of £5 per sq ft:

Unit	Rent
Unit 3	£130,000 per annum
Unit 4	£70,000 per annum
Unit 5	£70,000 per annum
Total	£270,000 per annum

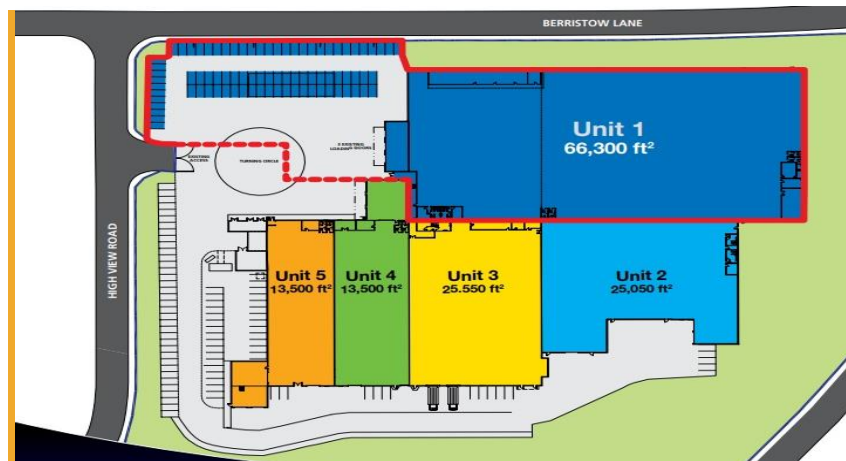
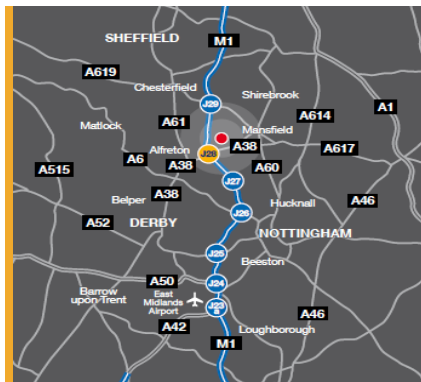
EPC

The EPC information for the units is:

Units 2-5: D-80







Site Background

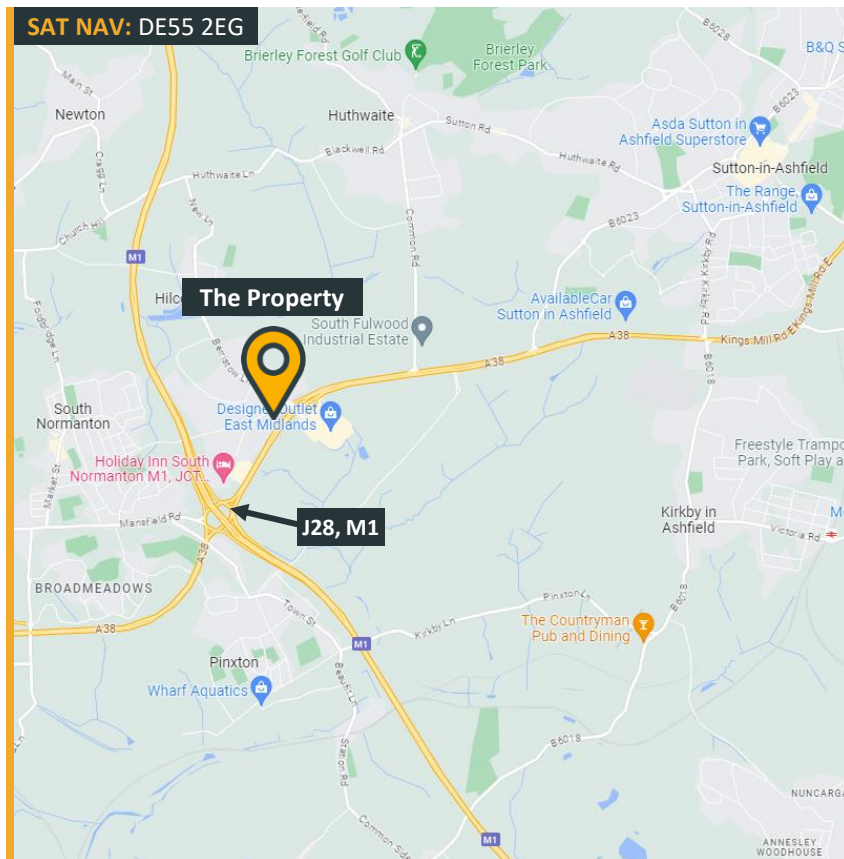
The Junction 28/A38 north south/east west intersection provides the principal industrial/distribution focus within North Nottinghamshire and North Derbyshire and one of the most established industrial/distribution locations within the East Midlands.

The most recent significant development has primarily been focused on or around Junction 28 in particular within South Normanton and Castlewood Business Park, a 120-acre development by Clowes Developments (UK) Limited.

The areas heritage and legacy of coal mining, textile and engineering industries are still reflected in the range of industries and occupiers within the area the legacy providing an excellent provision of skilled cost-effective labour which has helped fuel the expansion and growth of the Junction 28 estates most recently reinforced with the decision of Amazon to construct a 1.8 million sq ft distribution centre at Sladen Estates and Peveril Securities' Summit Park development in Mansfield.

The property offers inherent flexibility to be able to potentially be returned to up to five individual units and onwardly the estate can either be broken up on a freehold basis or re-let as smaller units.

The site is also in close proximity to the McArthur Glen East Midlands Retail Outlet Scheme and there have been proposals to increase the retail and complementary uses within this locality offering prospects for alternative uses to be considered in the future.



Business Rates

The Business Rates are to be split into individual units. Guide figures can be provided by the agent.

VAT

VAT applies to rent and other payments due under the lease.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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