

Milnhay Industrial Park | Milnhay Road | Langley Mill | NG16 4AR

## Refurbished industrial/warehouse units immediately available and close to Junction 26 of the M1 Motorway

**515m<sup>2</sup>**  
(5,546ft<sup>2</sup>)

- Newly refurbished industrial park
- 4 recently completed light industrial/warehouse units each offering 5,546ft<sup>2</sup>
- LED lighting, WCs and kitchenette installed
- 3 phase power
- Dedicated forecourts and car parking
- Accessed via A610 leading to Junction 26 of the M1
- Available for immediate occupation



**TO LET**



Location



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Location



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## The Site

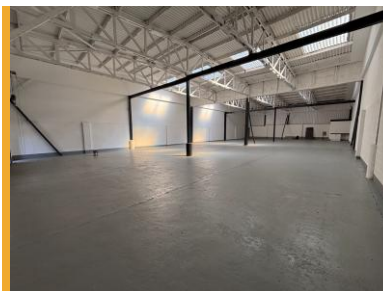
Milnhay Industrial Park offers 32 newly refurbished industrial/warehouse units and hard standing storage land. All 32 units are immediately available for occupation. The development provides:

- 22 units of 1,023ft<sup>2</sup> to 2,653ft<sup>2</sup>
- **4 units of 5,546ft<sup>2</sup>**
- 4 units of 6,992ft<sup>2</sup> to 7,405ft<sup>2</sup>
- 1 unit of 12,263ft<sup>2</sup>
- 1 unit of 29,344ft<sup>2</sup>
- Up to 2.7 acres hard standing land

## Location

Milnhay Industrial Park is situated on Milnhay Road which leads to the A608 and the A610, which in turn provides fast and convenient access to Junction 26 of the M1 motorway which is 4.9 miles southeast and the A38 which is 5.6 miles northwest.

Langley Mill is located equidistant to Nottingham and Derby being 9.6 miles east and 10.3 miles west respectively. Nearby amenities include Asda Superstore, Tesco Superstore, Lidl and Aldi.





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## Availability and Rent

Unit	Ft <sup>2</sup>	Rent per Annum
1	5,546	£45,000
2	5,546	£45,000
3	5,546	£45,000
4	5,546	£45,000

## The Units

The entire estate has undergone a comprehensive refurbishment, the units being of steel portal framed construction with newly clad elevations. Each unit benefits from personnel access and level access service doors accessing the external loading and car parking area.

These units' specification include:

- Concrete slab floors
- 5.7 metres minimum internal clearance to eaves
- LED lighting within the production/warehouse space
- Installed WC and kitchenette
- Level access electric roller shutter loading door
- Translucent roof lights
- Telecoms/data – an incoming BT duct is provided to each unit
- Car parking and designated delivery access

## Service Charge

A service charge will be payable. The service charge budget is currently being evolved and cost and services provided will be available shortly.

## Business Rates

The premises are yet to be assessed for rates – guide figures of the estimated Rateable Values can be provided – these are for guidance purposes only and will be subject to formal verification once the VOA have assessed the properties for rates.







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Location



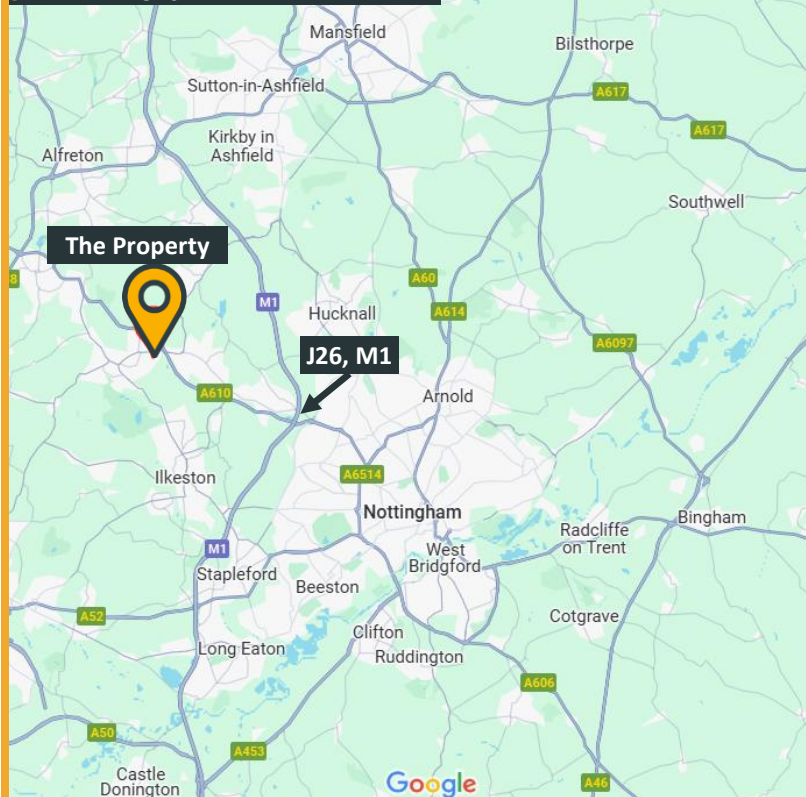
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**WHAT3WORDS:** robes.brave.wipe

**SAT NAV:** NG16 4AR



## EPC

The units will be assessed upon completion.

## VAT

VAT will be payable in addition to rent and all payments due to the landlord.

## Further Information

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

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