

Press Release 2025



32 NEWLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS IN LANGLEY MILL TO LET

FHP Property Consultants are delighted to be working with MAP Property Investments Ltd on their new refurbished industrial park on Milnhay Road, Langley Mill, NG16 4AR.

Milnhay Industrial Park is situated on Milnhay Road which leads to the A603 and the A610, which in turn provides fast access to Junction 26 of the M1 motorway which is 4.9 miles south-east and the A38 is 5.6 miles south-west. Langley Mill is located equidistant to Nottingham and Derby, being 9.6 miles east and 10.3 miles west respectively.

The site offers 32 newly refurbished industrial/warehouse units and hardstanding storage land. All 32 units are immediately available for occupation and the development provides:

- 22 units of 1,023ft² to 2,653ft²
- 4 units of 5,546ft²
- 4 units of 6,992ft² to 7,405ft²
- 1 unit of 12,263ft²
- 1 unit of 29,344ft²
- Up to 3.0 acres of hard standing land

The entire estate has undergone a comprehensive refurbishment, the units being of steel portal frame construction with newly clad elevations. Each unit benefits from personnel access and level access service stores to access the external loading and car parking area. The total specification includes concrete slab floors, LED lighting within the production/warehouse space, installed W/C and kitchenette, electric roller shutter loading door and telecoms/data.

Harry Gamble of FHP Property Consultants comments: -

"Milnhay Industrial Park offers a great opportunity for all occupiers as we have units available from upwards of 1,023 ft². The site offers quick occupation to good quality refurbished space at competitive rents. I anticipate receiving a lot of interest in this industrial park and I would be more than happy to discuss any requirements that interested parties may have."

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
 Visit our website: www.fhp.co.uk

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Corbin Archer of FHP Property Consultants comments:

"The site has been refurbished to a high standard by MAP Property Investments Ltd and as a result offers 32 well-presented industrial units alongside much need hard standing storage land. The units offer 1,023 ft² up to 29,344 ft² and suit multiple uses including storage, production, packing and manufacturing. This enables the site to cater to a wide range of occupiers in the region alongside its location close to Junction 26 of the M1 Motorway ensuring the estate is well positioned. The site is a great example of how thoughtful investment can bring underused space back into life and I look forward to assisting in getting the site fully let."

MAP Property Investments Ltd comments: -

"We are pleased to bring Milnhay Industrial Park to the market following an extensive refurbishment that has seen the site transformed to offer high quality refurbished units. We acquired the site with the vision of redeveloping the site and seeing it used daily by local and regional businesses. We are pleased to be working with FHP Property Consultants, and we are looking forward to welcoming new tenants."

For further information about this site or to arrange a viewing, please contact Harry Gamble on 07398 443 828 / harry.gamble@fhp.co.uk, Corbin Archer on 07929 716 330 / corbin.archer@fhp.co.uk, Darran Severn on 07917 460031 / darran@fhp.co.uk or Tim Gilbertson on 07887 787893 / tim@fhp.co.uk.

ENDS

Harry Gamble

April 2025

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