

Competitively priced unit ideal for production, storage or distribution with internal offices

2,293m²
(24,683ft²)

- Prime prominent location adjacent to J28, M1/A38
- Prime production/storage and distribution unit
- Steel framed industrial unit with numerous roller shutter doors
- Excellent incoming power supply
- Opposite to McArthur Glen retail outlet



TO LET



Location



Gallery



Video



Contact

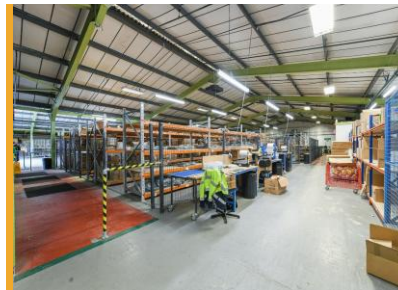


Location

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

Junction 28 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.

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 Whitmeadow Furniture.

Unit 2 is principally of brick elevation under a pitched sheeted and insulated roof covering.

The specification of Unit 2 includes:

- Brick and clad elevations
- Steel portal frame construction
- Pitched sheeted and insulated roof covering
- Solid concrete warehouse floor (really good condition)
- Decent tarmac and concrete loading yard
- Heating and LED warehouse lighting
- Numerous roller shutter doors
- Ancillary space (WC's, canteen and offices)
- Decent car parking
- 24/7 operational site

Floor Areas

From measurements taken on site we calculate the following:

2,293m² (24,683ft²)

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

Rent

The premises is available on a new lease at a quoting a rent of:

£111,000 per annum exclusive
(One hundred and eleven thousand pounds)
(£4.50 per sq ft)

Business Rates

The landlord pays the business rates on behalf of Units 2-5 and will charge the tenant back proportionally on a sq ft basis the business rates for Unit 2.

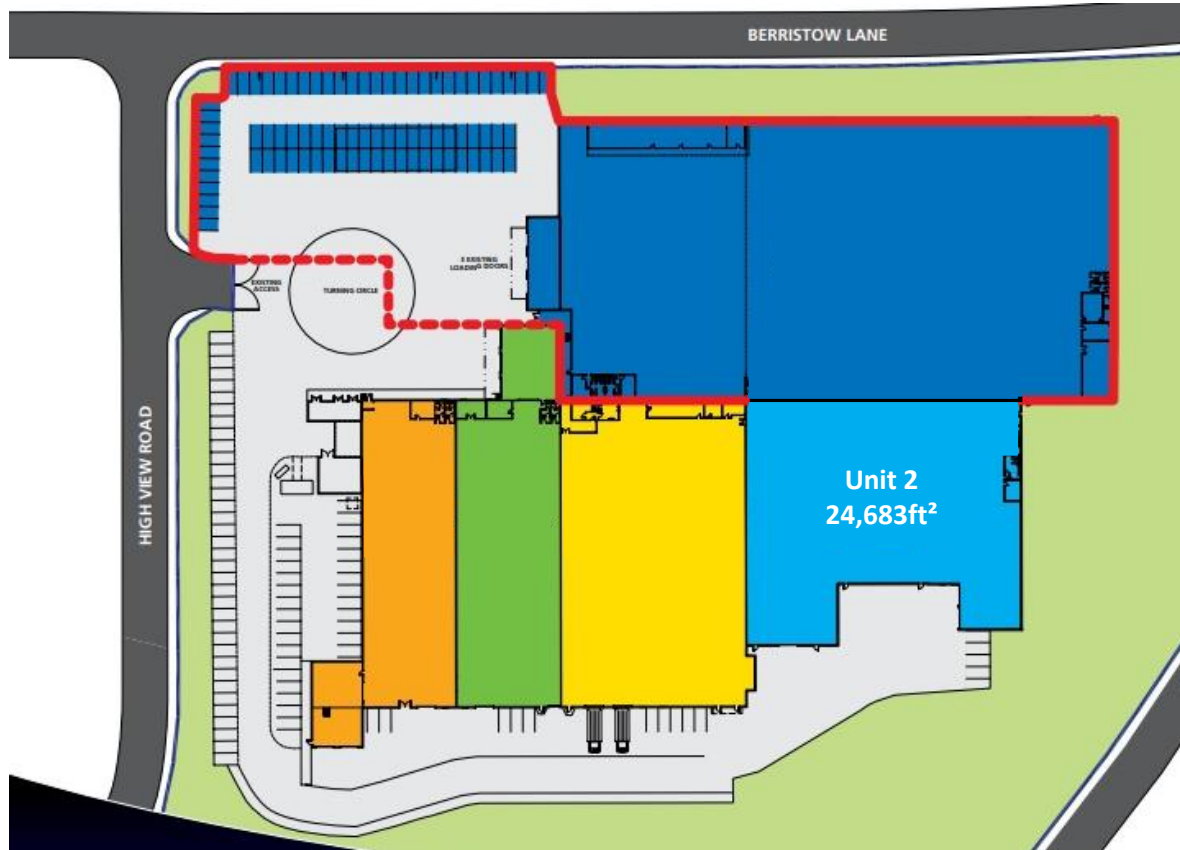
EPC

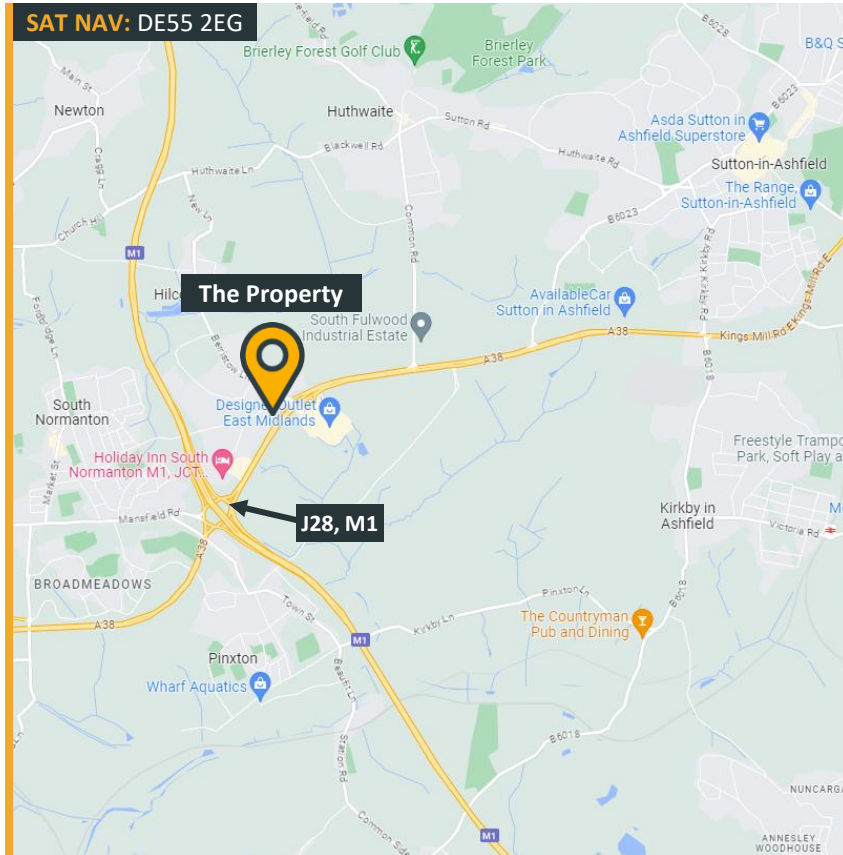
The EPC information for the site is:

D-80









VAT

VAT is applicable to the rent due.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the tenant will be required to provide certain identification documents.

Further Information

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

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29/05/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.