

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



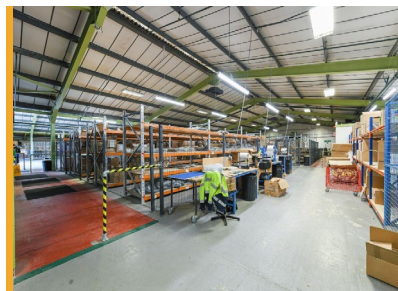
Contact

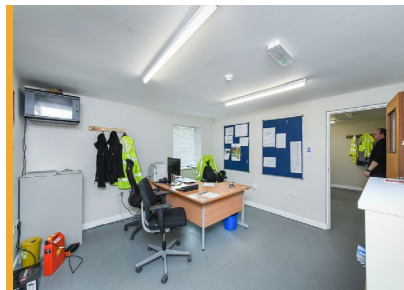
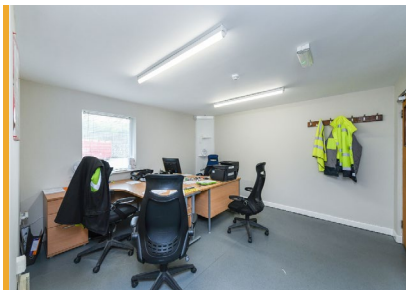
Location

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 Whitemeadow 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.

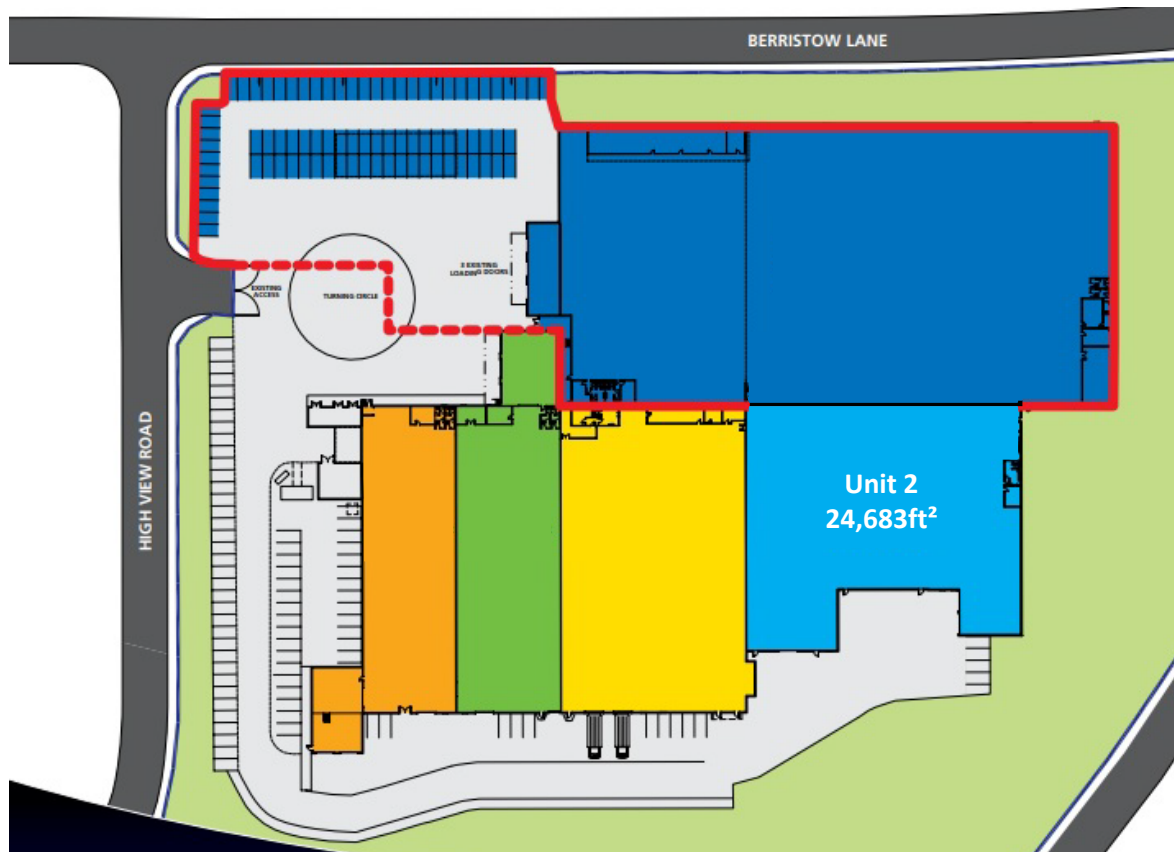
EPC

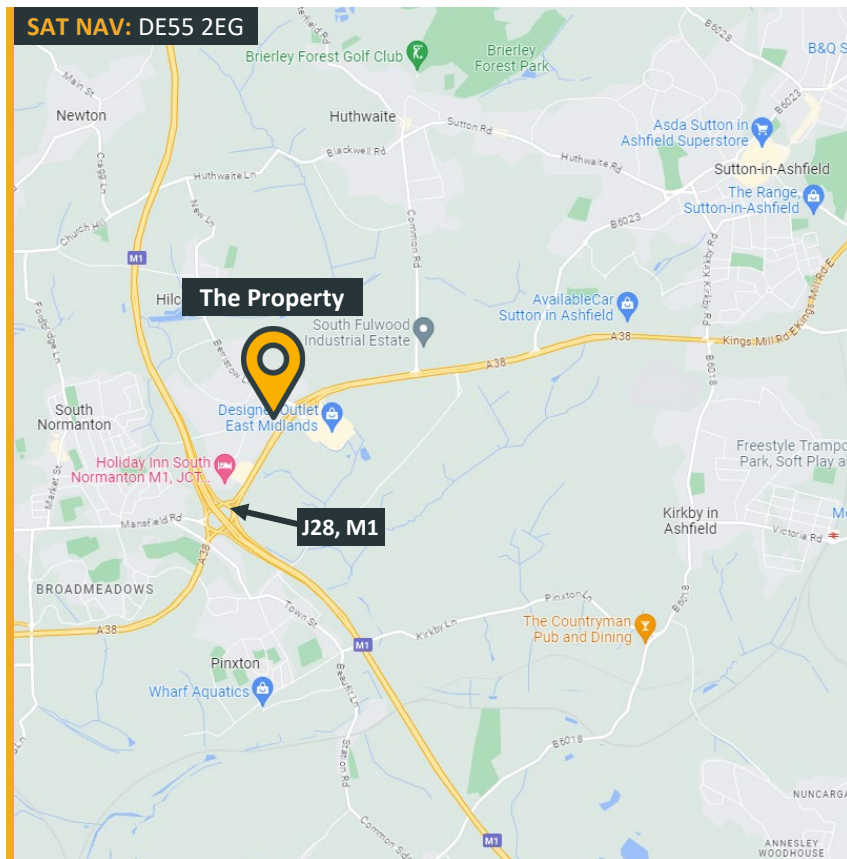
The EPC information for the site is:

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.