

# Press Release 2025



## SMALL REFURBISHED UNITS AVAILABLE IN LANGLEY MILL AT MILNHAY INDUSTRIAL PARK TO LET

On behalf of private clients, FHP Property Consultants are pleased to announce the availability of 22 newly refurbished small industrial/warehouse units at Milnhay Industrial Park, Langley Mill. This high-quality development offers units ranging from 1,023ft<sup>2</sup> to 2,643ft<sup>2</sup> available to let at a competitive rent of **£10.00 per ft<sup>2</sup>** on quick and easy lease terms offering easy in and easy out flexibility to suit local occupiers.

The entire estate has undergone a comprehensive refurbishment and offers units of steel portal frame construction, with newly clad elevations. Each unit benefits from their own access door and electric roller shutter door with adequate outside loading and car parking.

Internally, occupiers will benefit from:

- Minimum eaves height of 3.9 metres
- LED lighting
- W/C and kitchenette facilities installed
- Translucent roof lights
- Incoming BT duct for telecoms/data

This newly improved development is perfectly suited for a wide variety of uses for local/ regional occupiers including industrial, storage and trade uses.

Situated on Milnhay Road, the estate provides fast and convenient access to Junction 26 of the M1 motorway, linking directly to the A603 and A610 and the A38. Langley Mill is positioned equidistant to Nottingham (9.6 miles) and Derby (10.3 miles) making it an ideal base for both local and regional businesses.

The launch of these units comes at a time of resilient demand in the sub-5,000ft<sup>2</sup> industrial/warehouse sector. Despite all the market uncertainty as a result of recent political and economic and worldwide uncertainties, demand has remained strong for units of this size across Derbyshire and Nottinghamshire.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

**Nottingham**  
0115 950 7577

**Birmingham**  
0121 752 5500

**Derby**  
01332 343 222

**Nottingham Office**  
10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**  
122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**  
North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

---

Smaller industrial schemes continue to outperform expectations. Across the region, there remains a shortage of high-quality new-build/ refurbished stock, particularly in the 1,000–3,000ft<sup>2</sup> range. As such, Milnhay Industrial Park presents a good opportunity for occupiers to secure high-quality space in a good location at a competitive rent.

Corbin Archer of FHP Property Consultants comments:

*“Milnhay Industrial Park delivers exactly what the market needs, well-located, modern industrial units that are cost-effective, offer flexible terms and suit a range of business uses. The response to similarly specified schemes across the East Midlands has been strong, and with the current shortage of small industrial stock, we expect high levels of interest here.”*

For further information please contact Corbin Archer on 07929 716 330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk) or Harry Gamble on 07398 443 828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS

Corbin Archer

June 2025

---

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

**Nottingham**  
**0115 950 7577**

**Birmingham**  
**0121 752 5500**

**Derby**  
**01332 343 222**

**Nottingham Office**  
10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**  
122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**  
North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

---