

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

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

688m²
(7,405ft²)

- First year's rent - £36,000 per annum
- Newly refurbished industrial park
- LED lighting, WCs and kitchenette installed
- 3 phase power
- Dedicated forecourt and car parking
- Accessed via A610 leading to Junction 26 of the M1
- Available for immediate occupation with easy and quick access



TO LET



Location



Gallery



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Location



Gallery



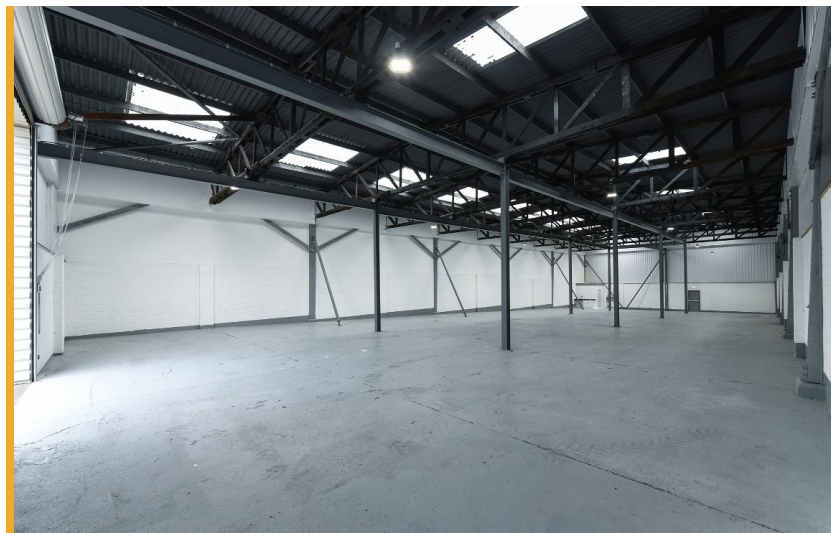
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The Unit

The unit has undergone a comprehensive refurbishment, with newly clad elevations and shutter doors. The property benefits from personnel access and level access service doors accessing the external loading and car parking area.

This unit's specification includes:

- LED lighting within the warehouse space
- Installed W/C and kitchenette
- Level access electric roller shutter loading door
- Telecoms/data – BT duct is provided to the unit
- Car parking and designated delivery access
- Concrete slab flooring
- Translucent roof lights
- Minimum 6.7 metre eaves



The Site

Milnhay Industrial Park offers 32 newly refurbished industrial/warehouse units and hard standing storage land. 30 units are immediately available for occupation which include:

- 20 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 hard standing land





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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.

EPC

The unit will be assessed upon completion.

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



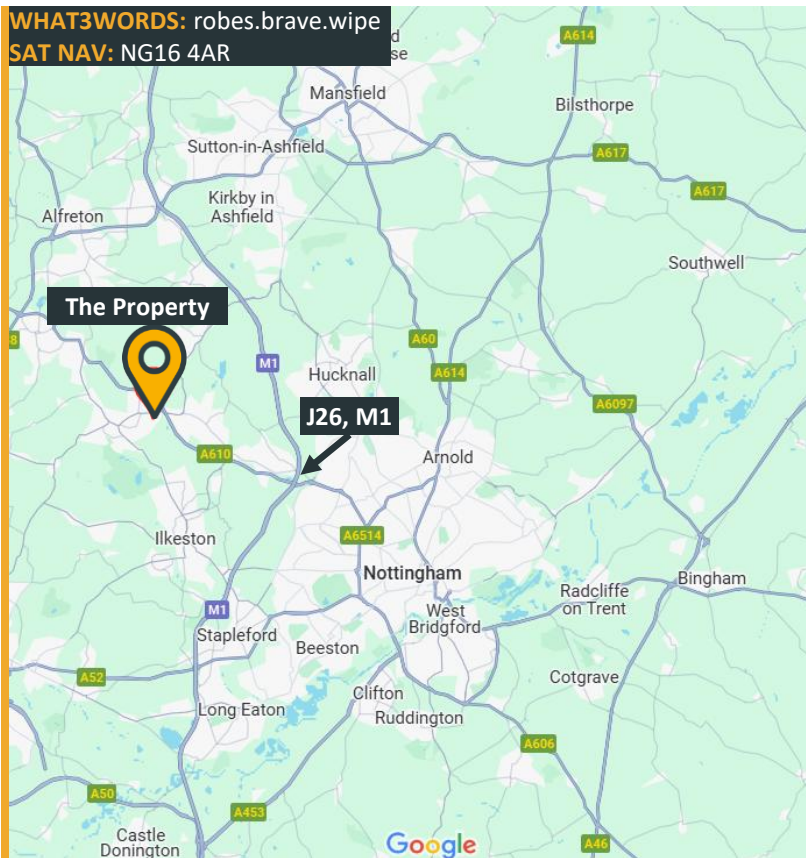
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WHAT3WORDS: robes.brave.wipe

SAT NAV: NG16 4AR



Rent

The property is available to let on new lease terms for a flexible term at a rent of £45,000 per annum.

First year's rent from £36,000 per annum

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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