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Press Release 2026



NEWLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS, AN OFFICE BUILDING AND HARDSTANDING LAND AVAILABLE TO LET IN LANGLEY MILL

FHP Property Consultants are delighted to be marketing the remaining units at the newly refurbished industrial park on Milnhay Road, Langley Mill, NG16 4AR.

Our clients have recently completed the refurbishment of Milnhay Industrial Park to provide 32 refurbished industrial/warehouse units, the majority of which have now been let. The last remaining units are available which include the following:

- Units 7 – 10 Refurbished industrial/warehouse/storage units of 6,992ft^2 to 7,405ft^2
- Unit 11 – Refurbished industrial/ warehouse unit of 29,400ft^2
- A prestigious refurbished office building of 4,500ft^2
- Approximately 0.3 to 0.70 acres of open storage land

The key opportunity being the availability of Unit 11 which offers a 29,400ft^2 industrial/warehouse unit with a 0.25 acre dedicated yard area. Alongside the opportunity for additional accommodation within Milnhay Industrial Park to be made available including the refurbished office building and additional open storage land.

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 industrial/warehouse units benefit from newly clad elevations and shutter doors. Each unit has a personal access and level access service door accessing the external loading car parking area. Internally each unit has LED lighting, telecoms/data servicing, car parking, concrete flooring and W/C and kitchen facilities.

The self-contained two storey detached office building is undergoing an extensive refurbishment programme which is nearing completion. This opportunity provides 4,500ft^2 of good quality office accommodation with a reception area and grand entrance leading to open plan office accommodation with meeting rooms and W/C facilities. The office benefits from approximately 30 car parking spaces.

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There are also 4 individual open plan storage land plots available to let which can potentially be sub-divided. The parcels of land have recently undergone refurbishment works to include new servicing and there is suitable access for heavy goods vehicles with no movement restrictions on site.

Corbin Archer of FHP Property Consultants comments: -

"Milnhay Industrial Park offers an excellent opportunity to secure cost effective accommodation and is available for immediate occupation with easy and quick access. The premises available can be occupied as a whole or as a combination of the differing constituent parts or alternatively as individual units. The site is refurbished to an excellent quality and is well positioned to appeal to occupiers within the A610/M1/A38 corridors."

For further information about this site or to arrange a viewing, please contact Corbin Archer on 07929 716 330 / corbin.archer@fhp.co.uk or John Proctor on 07887 787880 / johnp@fhp.co.uk.

ENDS
Corbin Archer
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