Offices at Milnhay Industrial Park | Milnhay Road | Langley Mill | NG16 4HZ

Self contained newly refurbished two storey detached office building with excellent parking

418m² (approx 4,500ft²)

- A detached two storey office building
- An extensive refurbishment programme is nearing completion
- Located within secure industrial estate
- Suspended ceilings with inset LED lighting
- Comfort cooling / heating
- Accessed via the A610 leading to Junction 26 of the M1
- Available on new lease terms
- Rent - £45,000 per annum



TO LET

Location | Gallery | Video | Contact

FHP fhp.co.uk

Milnhay Industrial Park – Potential

Our clients have recently completed the refurbishment of 32 units within Milnhay Industrial Park, the majority of which are let. The last unit to be refurbished is the office building – these works are nearing completion.

The office building is offered with excellent parking – it can be offered in isolation or be offered in conjunction with all or part of the following:

- Unit 11 – an industrial / warehouse building of circa 29,400ft²
- Units 7 to 10 – highly competitively priced refurbished storage units of circa 7,000ft² each (totalling a further 28,000ft² or thereabouts)
- Open storage and concrete surfaced yardage up to 2.5 acres

The Property

The property comprises a two-storey detached office building of brick construction. Internally the property benefits from a reception area with a grand entrance leading to ground floor open plan office accommodation, meeting rooms and W/C facilities. The first floor comprises further open plan office space. The total specification includes:

- Suspended ceilings
- LED lighting
- W/C facilities
- Comfort cooling / heating
- Approx 30 car parking spaces



Refurbishment ongoing - Photographs to be updated











Location

Milnhay Industrial Estate 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.

Accommodation

We understand that the approximate net internal floor area is circa:

	m²	ft²
Total	**418**	**4,500**

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Business Rates

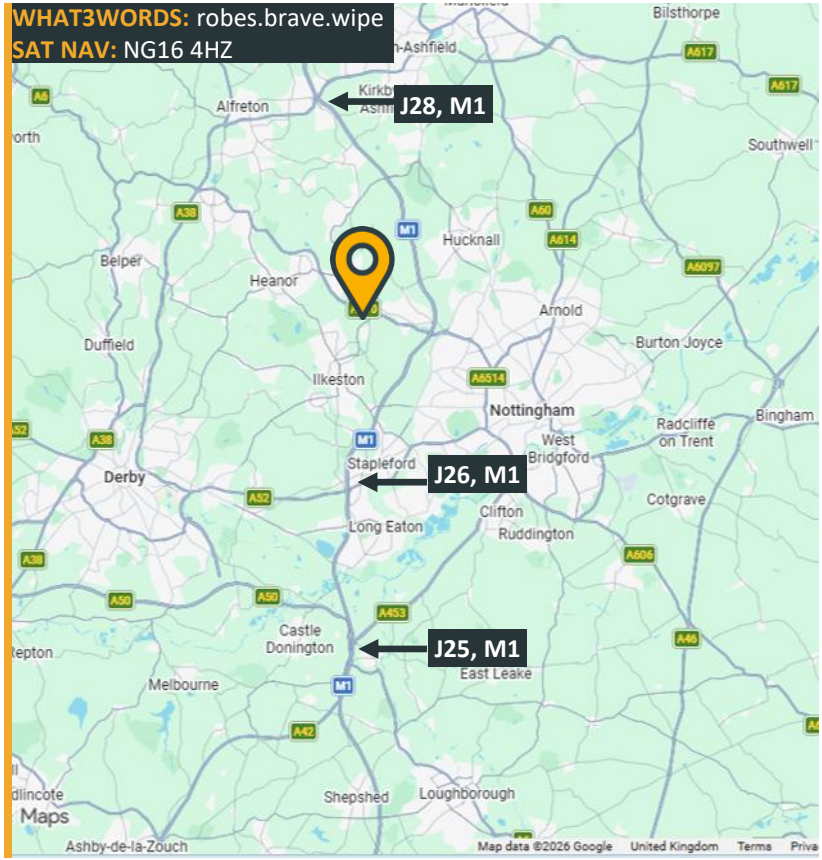
The premises are yet to be assessed for rates – guide figures of the estimated Rateable Values can be provided – these are for guidance purposes only and will be subject to formal verification once the VOA have assessed the properties for rates.

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

EPC

The property's Energy Performance Certificate rating is to be assessed.



Lease Terms

The property is available to let on new lease terms at a rent of:

£45,000 per annum

Service Charge

A service charge will be payable for buildings insurance, shared maintenance costs and the estate service charge. Please contact the agent for further information on the annual budget.

Further Information

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

Corbin Archer
07929 716330
corbin.archer@fhp.co.uk

John Proctor
07887 787 880
johnp@fhp.co.uk

Darran Severn
07917 460 031
darran@fhp.co.uk

Tim Gilbertson
07887 787 893
tim@fhp.co.uk

Fisher Hargreaves Proctor Ltd.
Cardinal Square
Nottingham Road
Derby DE1 3QT
fhp.co.uk
27/10/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.