**Plot 1 Land at Milnhay Industrial Park** | Milnhay Road | Langley Mill | NG16 4HZ

# Six individual plots of fenced and gated secure storage land in established industrial estate

## 0.10 acres (0.04 hectares)

- Hardstanding secure storage land
- Securely fenced and gated
- Newly refurbished industrial park
- Accessed via A610 leading to J26 of the M1 motorway
- Flexible terms offered
- Quick occupation
- Immediately available
- Rent £10,000 per annum



**TO LET**

Location | Gallery | Video | Contact

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## The Opportunity

Our clients have refurbished 32 units at the Milnhay Industrial Park, the majority of which are let.

In conjunction with the marketing of these four storage sites which offer up to 2.50 acres of hardstanding open storage land, we are marketing:

- A detached and refurbished office building of approx 4,500ft²
- Unit 11 – an industrial / warehouse unit of circa 29,400ft²
- Units 7 to 10 which provide four refurbished storage units offered on competitive terms, each unit being circa 7,000ft²

## 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 & Aldi.



## The Storage Plots

The individual plot sizes are as follows:

| Plot | Acres |
|---|---|
| 1a | Approx 0.10 |
| 1b | Approx 0.10 |
| 1c | Approx 0.10 |
| 1d | Approx 0.10 |
| 1e | Approx 0.10 |
| 1f | Under offer |







## 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.

## The Land

The entire estate has undergone a comprehensive refurbishment which also has parcels of land. There are a number of hard standing yards across the estate which in total extends to approximately 2.50 acres.

The parcels have recently undergone refurbishment works to include new surfacing and there is suitable access for heavy goods vehicles with no movement restrictions on site.

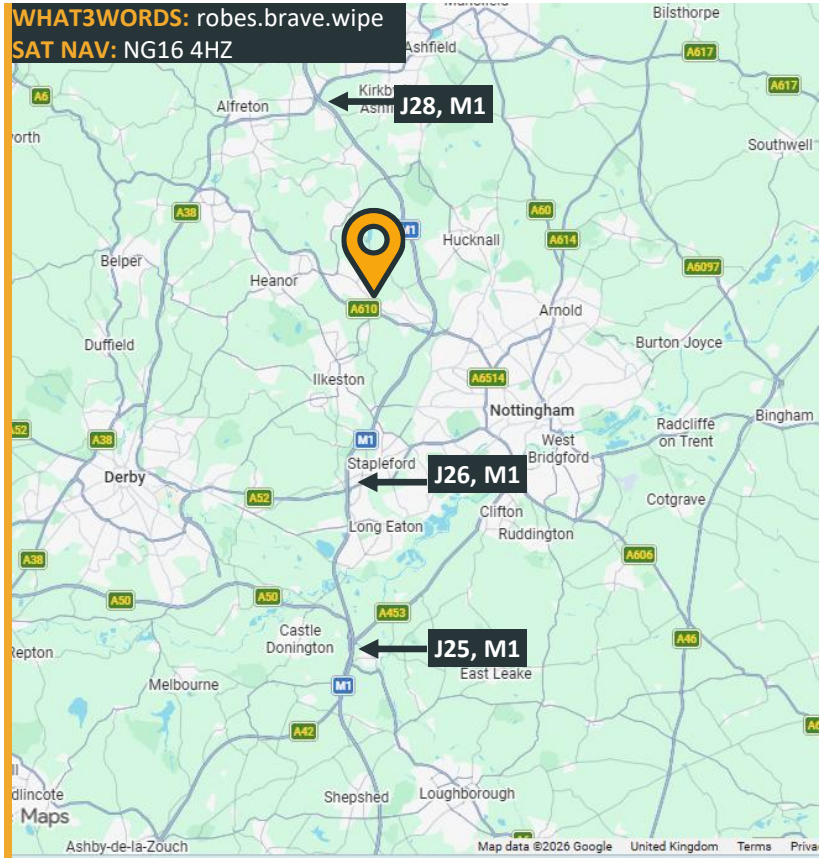
## Business Rates

The estate is 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.

## Planning

Interested parties are recommended to make their own enquiries of the local authority as regards to planning consent.

The local planning authority is the Amber Valley Borough Council.




## Lease Terms

The plots of land are available to rent on new lease terms at a rent of:

**£10,000 per annum**

## VAT

VAT will be payable upon the rent.

## Further Information

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

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