Unit 11 Milnhay Industrial Park | Milnhay Road | Langley Mill | NG16 4HZ

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

2,731m²
(29,400ft²)

- Newly refurbished industrial park
- LED lighting, WCs and kitchenette installed
- 3 phase power
- 0.25 acre dedicated yard area with further land available by way of separate discussion
- Accessed via A610 leading to Junction 26 of the M1
- Available for immediate occupation with easy and quick access
- Rent £150,000 per annum



TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

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:

- 0.25 acre dedicated yard area
- 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 4.2 metre eaves



Additional Offices & Land

There is the opportunity for additional accommodation within the Milnhay Industrial Park to be made available in conjunction with Unit 11 which includes:

- The prestigious refurbished office building of 4,500ft²
- Highly competitive secure dry storage in Units 7 to 10 (four units of approximately 7,000ft² each)
- Approx 0.45 / 0.5 acre of concrete hardstanding which can enlarge the service yard included within the rent
- Three more open storage plots of between 0.3 and 0.7 acres of concrete, tarmac and stone finished open storage land











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 has an Energy Performance Certificate rating of B(39).

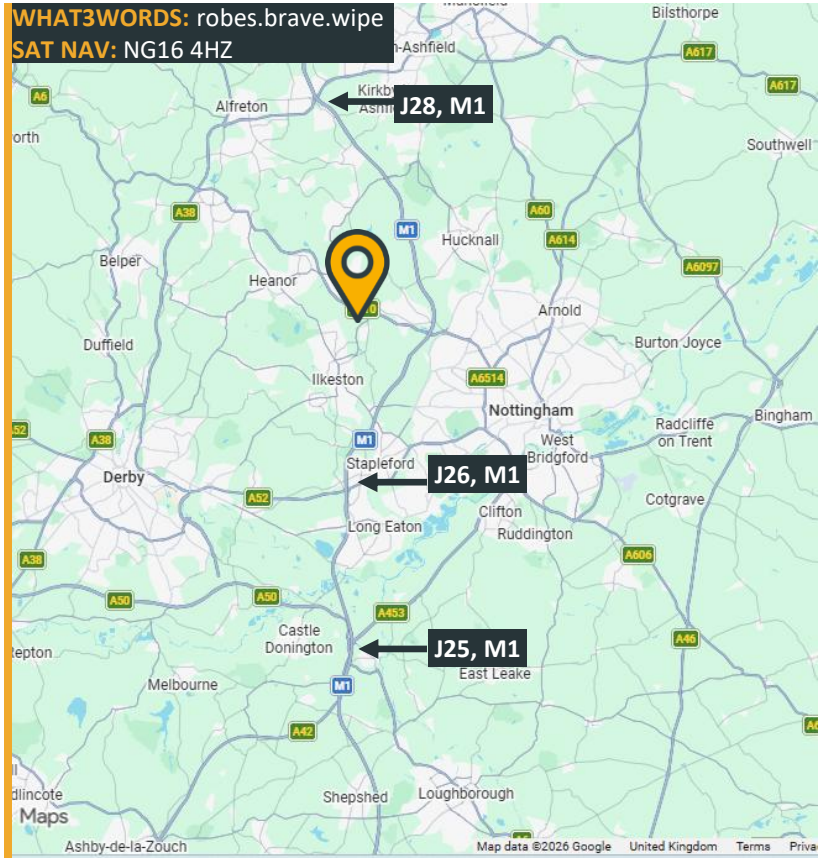
Service Charge

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.


A38
A610
J26 M1
Unit 11



Rent

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

£150,000 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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27/10/2026

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