Refurbished industrial/warehouse/storage units offered on highly competitive terms

649m² – 688m²
(6,992ft² - 7,405ft²)

- Newly refurbished industrial park
- 4 light industrial/warehouse units offering 6,992ft² to 7,405ft²
- LED lighting, WCs and kitchenette installed
- 3 phase power
- Dedicated forecourts and car parking
- Accessed via A610 leading to Junction 26 of the M1
- Available for immediate occupation



TO LET

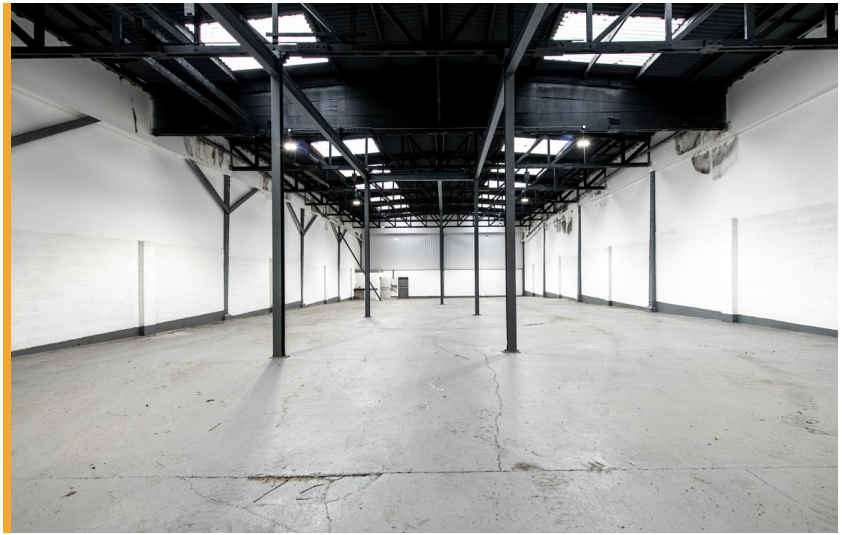
Location | Gallery | Video | Contact

FHP
fhp.co.uk

Milnhay Industrial Park

Our clients have recently completed the refurbishment of the Milnhay Industrial Park to provide 32 refurbished industrial/warehouse units, the majority of which have been leased. The last remaining units are now available which includes Units 7 to 10 as summarised within this brochure. There are also additional properties as follows:

- A detached office building of approx 4,500ft² with good parking
- Unit 11 – an industrial unit of circa 29,400ft²
- Four concrete stone surfaced and tarmacadam open storage sites totalling approximately 2.50 acres



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.





Floor Areas and Rent

Unit	Ft²	Rent per Annum
7	7,405	£25,000
8	6,992	£25,000
9	6,992	£25,000
10	6,992	£25,000



Units 7 to 10

These units are refurbished light industrial/storage properties which are somewhat unique as there is a gradient on the floor with the floor level falling from the front to the rear of the properties, but otherwise steel portal framed brick elevations under pitched roofs offering secure and cost effective storage. Features of the specification include:

- These units have a sloped gradient towards the rear of the property
- Concrete slab floors
- 6.7 metres minimum internal clearance to eaves
- LED lighting within the production/warehouse space
- Installed WC and kitchenette
- Level access electric roller shutter loading door
- Translucent roof lights
- Telecoms/data – an incoming BT duct is provided to each unit
- Car parking and designated delivery access

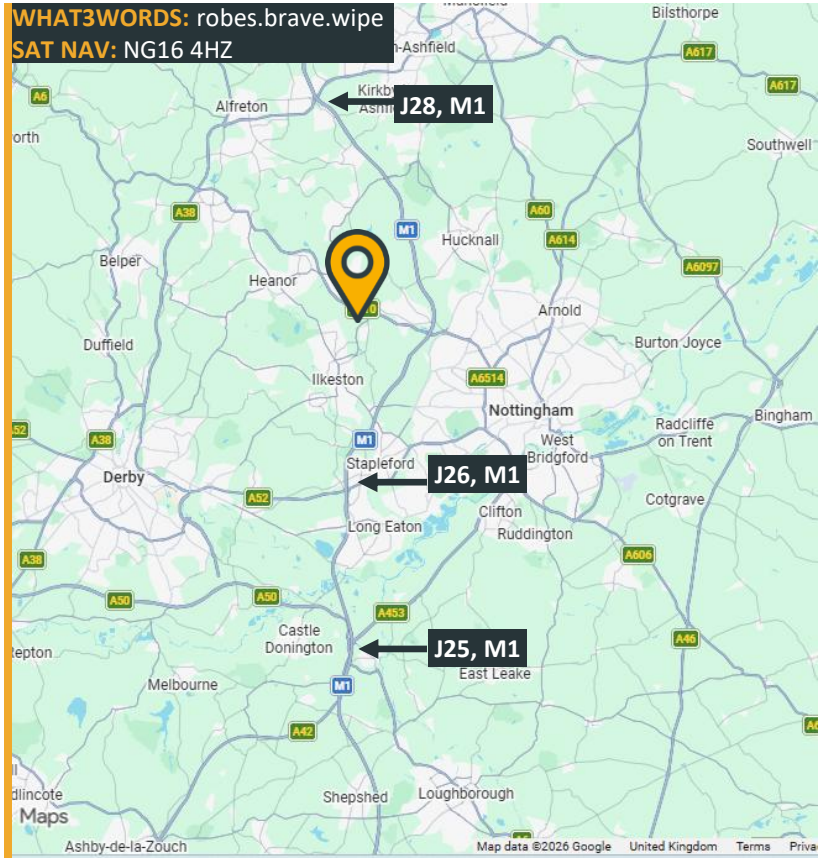
Service Charge

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.


A610
J26 M1
A38
Units 7 - 10



EPC

The Energy Performance Certificate rating for the units is 41(B).

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.