

To Let

Milnhay Road, Langley Mill, Derbyshire, NG16 4AZ

INDUSTRIAL/WAREHOUSE UNITS

from 72,430 to 152,296 sq ft (6,729 - 14,149 sq m)

(May sell entire site)



On a Total Site Area of 10.9 Acres (4.4 ha)

LOCATION

Langley Mill is located on the border between Nottinghamshire and Derbyshire. It has good links to the national motorway network located approximately 5 miles to the west of Junction 26 of the M1 motorway via the A610. It also has good links to Nottingham (10.5 miles) and Derby (10 miles).

Access to the site is via Milnhay Road, which leads to the A608 and A610 respectively



ACCOMMODATION

	sq ft	sq m
Offices	12,841	1,193
Unit 1	25,047	2,327
Unit 2	28,739	2,670
Unit 3	13,239	1,230
Unit 4	72,430	6,729
TOTAL GIA	152,296	14,149

DESCRIPTION

There are a range of units available of varying age and specification.

THE INDUSTRIAL UNITS OFFER:

- Solid concrete floors
- Gas fired hot air blowers to some units
- Suspended fluorescent lighting/halogen lighting
- Eaves from 14 ft 6 in to 26 ft (4.38 to 8.00 m)
- Yard area and car parking
- All buildings are accessed via ground level loading doors

THE OFFICES OFFER:

- Two storey of brick construction
- Gas fired central heating
- Air conditioning to single storey section
- Combination of Cat II lighting and LG lighting
- Perimeter trunking
- Car parking

TENURE/TERMS

The property is available To Let in units from 72,430 sq ft. Consideration may be given to a sale of the site as a whole. Further details available from the agents.

SERVICES

All mains services are connected to the properties.

RATES

Rateable value of the entire of £219,000 (2010 assessment), all interested parties are advised to make additional enquiries with the local authority Amber Valley Borough Council.

SERVICE CHARGE

A service charge will be levied, further details upon application.

VAT

VAT may be chargeable at the current rate.



VIEWING

Strictly by appointment with the sole agents.

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