

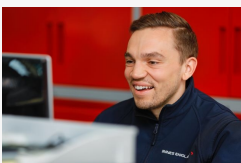


**LOF Business Park, Harby Road Industrial Estate , Harby Road, Langar,
Nottingham, Nottinghamshire NG13 9HY**

Industrial Units

- ▶ **Ranging from 2,194 sqft up to 22,575 sqft**
- ▶ **Available as a whole or as individual smaller units**
- ▶ **Shell specification with WC and 3 phase power for each unit**
- ▶ **Substantial amount of parking provided for each unit along with an
overspill car park available**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com



George Hughes
07506 876689
ghughes@innes-england.com

Location

The property is situated to the South of the town of Langar, off Harby Road, within the established Langar Airfield industrial area. The property has excellent road communications with Harby Road providing direct access to the A52 which in turn provides access to Nottingham, the A1 motorway as well as the wider motorway network. Nearby occupiers include Proctors Transport, Lacus Felt, The CDA Group and John Deere.

Description

The site consists of a U shape configuration of 3 large industrial units, all consisting of steel portal frame construction with concrete flooring and translucent roof lights. The units can be subdivided to create smaller units that can accommodate sizes from 2,194 sq ft all the way up to the full site which is 22,575 sq ft. All units will come with a roller shutter, personnel doors, WCs and further office accommodation that can be provided by the Landlord upon request. Externally there will be a shared forecourt yard following the demolition of the central unit, the yard will be suitable for staff and customer parking and open storage.

There will also be a separate dedicated yard area to the front of the estate totaling c.0.25 acres consisting of concrete hard standing secured by a palisade fence. The yard does currently have a modular unit that can remain or be removed upon request.

Below is a breakdown of the potential sizes of units that can be offered. However, units can be combined to create larger options.

Accommodation

	Sq M	Sq Ft
Unit 2	203.8	2,194
Unit 3	204.1	2,197
Unit 4	444.2	4,782
Unit 5	444.2	4,782
Unit 6	303.8	3,270
Unit 7	305	3,283
Total	2,097.2	22,575

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are to rely on their own measurements.

Planning

We understand the property benefits from planning consent for B8 (Storage & Distribution) B2 (General Industrial). This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority.

Tenure

Units varying in size are available to rent on a Full Repairing and Insuring basis, on terms to be agreed between the parties. Example of unit sizes are as follows:

Unit 2 - 2,194 sq ft
Unit 3 - 2,197 sq ft
Unit 4 - c.4,782 sq ft
Unit 5 - c.4,782 sq ft
Unit 6 - 3,270 sq ft
Unit 7 - 3,283 sq ft

Business Rates

Units will be reassessed upon occupation. Small business rates relief may be available dependent on unit size and the type of business leasing the units. All parties are advised to make their own enquiries with the local authority.

Rent

£6.00 psf - £8.00 psf

Service Charge

The units will be subject to a service charge to cover the upkeep and maintenance of the communal areas of the estate. Further information is available via the agent.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available from the agents upon request.

Viewings

Viewings are by appointment with Innes England or our joint agent:

Heb Chartered Surveyors
Robert Maxey
Tel: 07967 603 091
Email: rmaxey@heb.co.uk

Date Produced: 21-Sep-2026

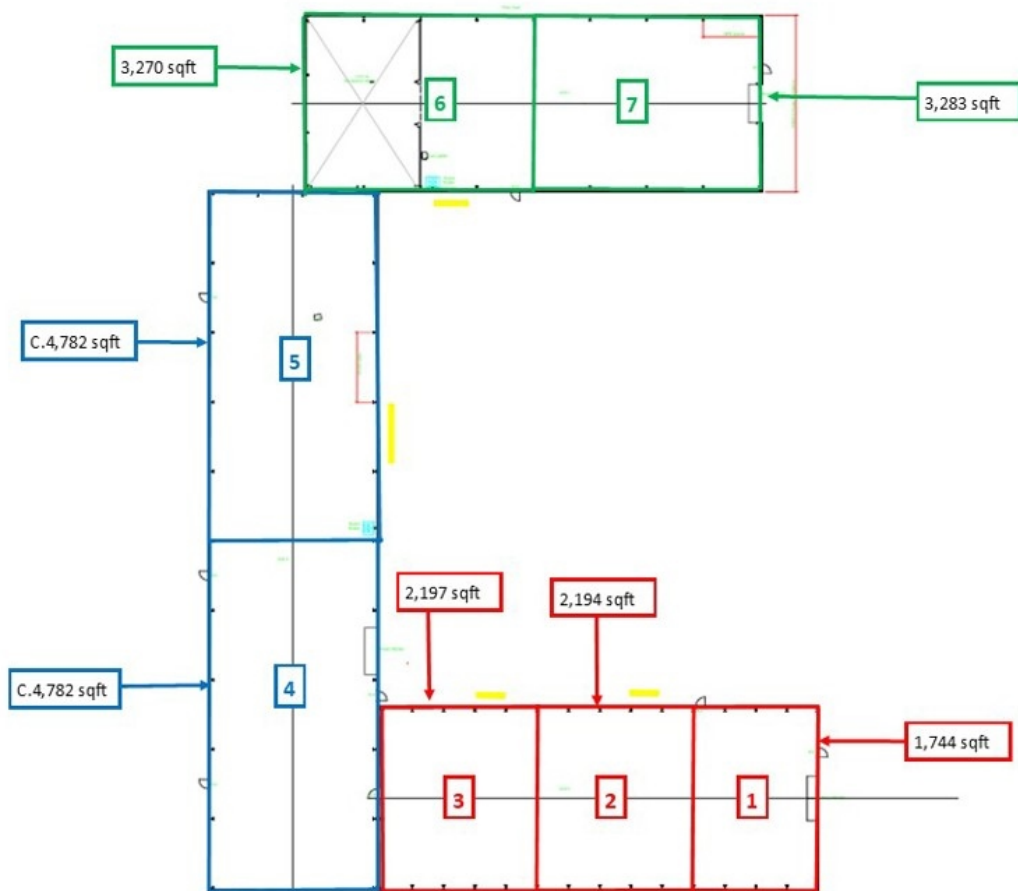


Table:

Unit 1 = 1,747 sq ft

Unit 2 = 2,194 sq ft

Unit 3 = 2,194 sq ft

Unit 4 = 4,782sq ft

Unit 5 = 4,782 sq ft

Unit 6 = 3,270 sq ft

Unit 7 = 3,283 sq ft

 Roller shutter to be added

Ref	Revision/Issue	Date
A	Initial Drawing Issue	01/10/2024

Chris Simpson Ltd
41 Kingsley Road, Westwood,
Longborough, Leicestershire LE12 2PL
Tel: 01530 217887
Mobile: 07830 08343
Email: chris@chrisimpson.co.uk
www.chrisimpson.co.uk

Project:
Proposed Conversion of 3 Industrial
Units into multiple units of larger
Industrial Grade Units.
Westwood, LE12 2PL

Details:
Existing Plans of Units

Project No.	A2610004
Date	01/10/2024
Drawn By	WJH
Check By	WJH
Scale	1:1
Sheet No.	1 of 1



CGI of potential layout



CGI of potential layout

