

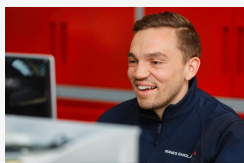


**Unit 4, Langley Business Park, Station Road, Langley Mill, Derbyshire NG16 4DG**

## **Industrial Premises**

- ▶ **GIA: 3,943 sq ft (366.27 sq m)**
- ▶ **Warehouse space with office accommodation & mezzanine**
- ▶ **Dedicated car parking area with 6 marked spaces**
- ▶ **Situated within an 8 minute drive of J26 of the M1 Motorway and 0.5 mile from McDonald's, Co-op and Asda.**

For enquiries and viewings please contact:



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### Location

The property is located within the Langley Mill Business Park off Station Road within the conurbation of Langley Mill. The property enjoys strong road communications with convenient access to the A610 which leads onto Junction 26 of the M1 motorway, which is an 8 minute drive south-east. The property sits within an established industrial locality within occupiers on the park including Southern Cross Carpets, Godfrey Street Motors and Ho-jay Pet Products. The property is also within 0.5 mile of a wealth of amenities including McDonald's, Co-Op and Asda and a 4-minute walk from Langley Mill train station, which provides direct services to Nottingham.

### Description

The property comprises of a semi-detached industrial unit of steel portal frame construction with part brick part metal sheet cladding, set beneath a pitched metal sheet roof with translucent roof lights built in the 2000s. Internally, the ground floor provides an open-plan storage area with racking currently in situ, reception area, kitchenette and separate male and female WC'S. The mezzanine includes additional storage space, with a capacity of 1 ton per square metre, alongside ancillary office accommodation.

The property benefits from the following specification:

- 3-phase electric supply
- Eaves height of 5.4m
- Electric roller shutter 3.5m (w) x 4m (h)
- Gas blower
- Air conditioning & heating
- Fibre broadband
- LED lighting

Externally, the property enjoys a tarmac forecourt, outlined in blue on the map to the rear, with 6 marked car parking spaces. The entire business park is secured by a gated entrance and surrounding palisade fencing.

### Accommodation

|                      | Sq M         | Sq Ft        |
|----------------------|--------------|--------------|
| Ground Floor         | 229.5        | 2,470        |
| 1st Floor & Mezanine | 136.8        | 1,473        |
| <b>Total</b>         | <b>366.3</b> | <b>3,943</b> |

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

### Planning

We understand the property benefits from planning consent for the following uses: B8 (Storage & Distribution)

(This information is given for guidance purposes only and parties are advised to make their own enquiries of the local authority.)

### Tenure

The property is available to purchase with vacant possession.

### Business Rates

From the Valuation Office Agency (VOA) website we understand Units 4 & 5 have been assessed as a whole. Unit 4 is to be reassessed separately upon occupation and may potentially benefit from small business rates relief. Below is the assessment for the combined units as a guide.

Units 4 & 5

Rateable Value: £27,750

Indicative Rates Payable 2026/2027: c. £11,988 pa

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries with the local authority)

### Price

£335,000

### VAT

VAT is applicable

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: D-82

### Viewings

Viewings are by appointment with sole agents Innes England

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 06-Aug-2026



