butters john bee bjb
commercial

Unit 5 Milnhay Business Park Milnhay Road

2734.00 sq ft

Langley Mill, NG16 4HZ

£24,000 Per Annum

A refurbished industrial warehouse unit situated on Minhay Business Park in Langley Mill. Conveniently located 5 miles distance from Junction 26 of the M1. The property benefits from 3 phase electric, roller shutter door access and an internal eaves height of 5.4m.

Description
A tall and well proportioned industrial warehouse unit which has been recently refurbished and now ready to occupy. The property benefits from 3 phase electric, roller shutter door access and an internal eaves height of 5.4m.

Location
Milnhay Business Park is located in Langley Mill, a village located approximately 10 miles north of Derby and Nottingham.

Langley Mill Railway Station is approximately a 5 minute walk away from the Business Park and Junction 26 of the M1 is located approximately 5 miles west from the Business Park.

Accommodation
GIA : 2,734 sq ft (254 sq m)

Dimensions : 15.86 metres by 16.02 metres
Eaves height : 5.4 metres
Roller shutter door : 4.57 metres wide by 4.7m high

Services
All mains services are available subject to any reconnection which may be necessary.

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating
The VOA website advises the rateable value from the 1st April 2026 is TO BE CONFIRMED. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold
Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC
Energy Performance Certificate number and rating is 43 - B

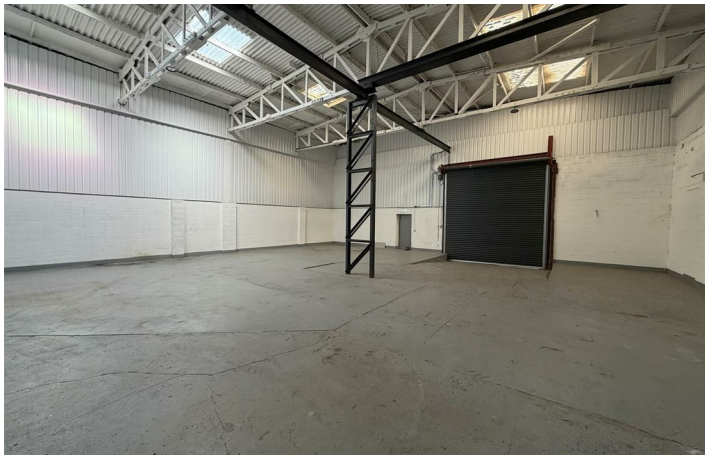
VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

Proof of Identity
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



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