butters john bee bjb
commercial

Unit 9 Milnhay Business Park, Milnhay Road

Langley Mill, NG16 4HZ

£30,000 Per Annum

7405.00 sq ft

RICS
Regulated by RICS

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 4.8m.

Description
A refurbished industrial warehouse unit situated on Minhay Business Park in Langley Mill with 3 phase electric, roller shutter door access and an internal eaves height of 4.8m. Please note the floor within the unit slopes downward from the front limiting its use for racking or certain uses.

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: 7,405 sq ft (653.7 Sq m)

Dimensions : 16.01 metres by 40.82 metres
Eaves height : 4.8 metres
Roller Shutter Door : 3.33 metres wide by 4.41 metres 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 41 - B

VAT
VAT is applicable.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.