

INDUSTRIAL OPPORTUNITY

Amber House, Amber Drive, Bailey Brook Industrial Estate, Langley Mill, Nottingham NG16 4BE



RENT!

QUALITY UNIT WITH SHOWROOM & OFFICES SET WITHIN LARGE FENCED & GATED COMPOUND

- 1,173 sq m (12,632 sq ft) plus mezzanine storage
- Includes showroom area and extensive office accommodation over ground and first floors
- Fenced and gated compound
- Strategic location providing easy access to J26 / M1



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

LOCATION:

The property is located on the popular Bailey Brook Industrial Estate and is within walking distance of Langley Mill Station and the town centre.

Langley Mill offers superb access to J26 of the M1 motorway via the adjacent A610 trunk road. The cities of Nottingham and Derby are both within easy reach.

Langley Mill offers a good variety of local amenities including the nearby Asda superstore, McDonald's and Lidl.

DESCRIPTION:

The property comprises a modern factory warehouse facility situated within a large secure fenced and gated compound. There is a showroom area situated at the front of the premises.

The accommodation provides a convenient mix of storage / production space and office / staff / amenity accommodation arranged over two floors.

Access to the production area is via a roller shutter door to the side elevation. The minimum eaves height is 4.2m.

Externally, the fenced and gated yard provides secure external storage and parking. There are 28 marked parking spaces and the site extends to 0.62 acres in total.

ACCOMMODATION: (Gross Internal Basis)

	SQ M	SQ FT
Ground Floor:	983.90	10,591
First Floor:	189.60	2,041
TOTAL	1,173.50	12,632

Plus two mezzanine storage areas of 92 sq m and 43 sq m.

Included with the above total is approximately 434 sq m (4,673 sq ft) of office, showroom and staff / ancillary accommodation over ground and first floors.

The warehouse / production space extends to approximately 727.64 sq m (7,833 sq ft)

RENT:

The property is available to rent:-

£65,000 Per Annum

RATES:

Rateable Value: £45,500
Rates Payable 2023/24: £22,704

VAT:

Vat is applicable to the rent.

EPC:

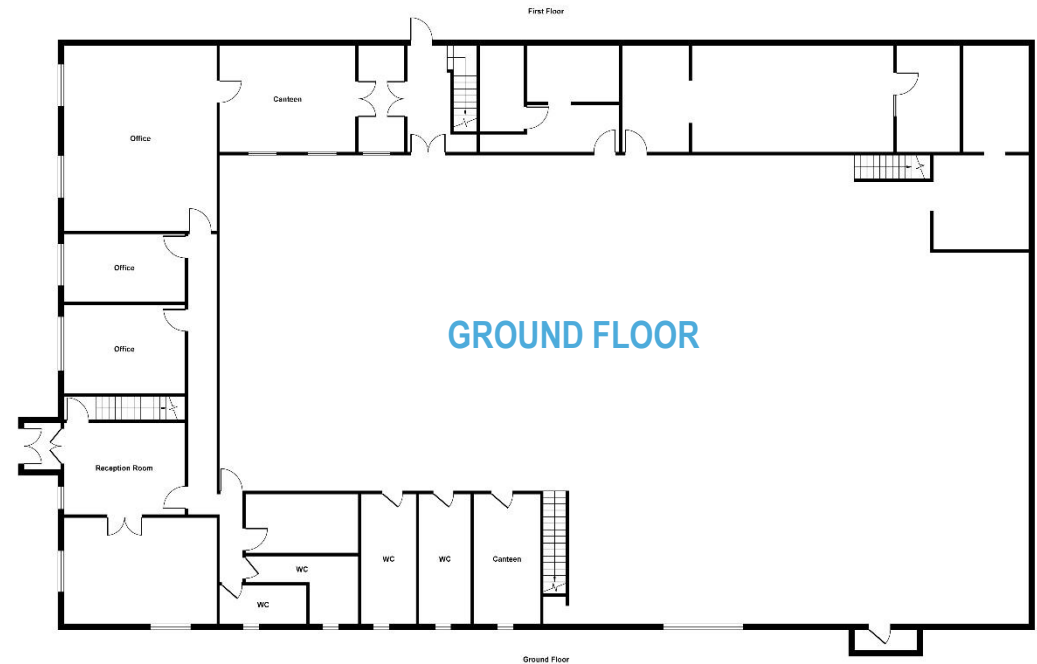
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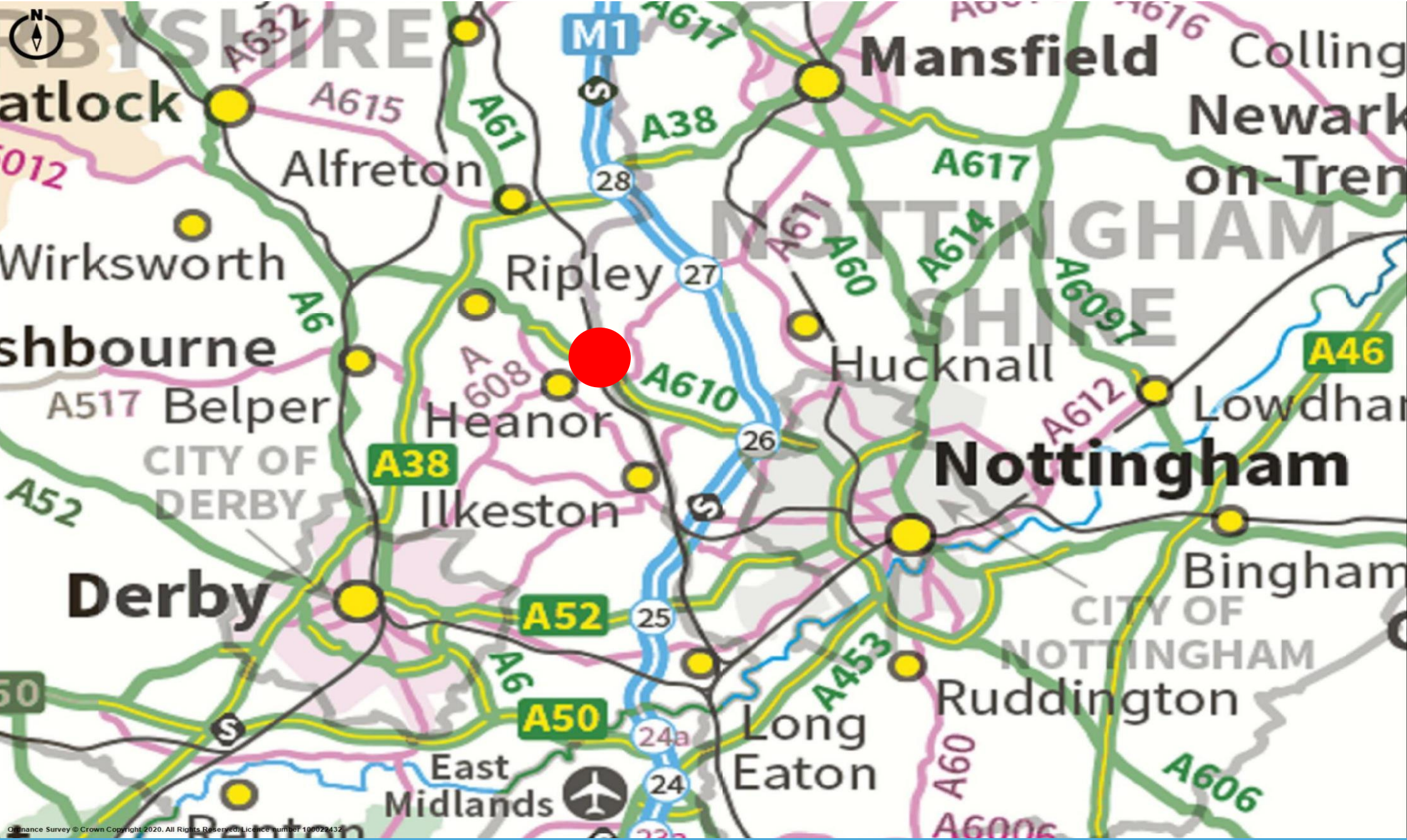
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.