



Access 26 Business Park, Langley Mill, Nottinghamshire NG16 4HY

Land

- Immediately available
- Rare land opportunity
- Approximately 2 acres (0.81 hectares) remaining
- Good public transport links

For enquiries and viewings please contact:



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Location

@ccess 26 Business Park is located adjacent to the A610 dual carriageway which provides rapid direct access to Junction 26 of the M1 motorway (approx. 5 miles to the south east).

East/west access is provided by links to A38 and A50.

As such the development is well placed to serve the conurbations of both Nottingham and Derby (approx. 20 minute drive time), as well as the wider region due to its excellent road connections.

The park also benefits from strong public transport links, including local bus services as well as the Langley Mill East Midlands Mainline Railway Station which is within 6 minutes' walk.

The town centre is within walking distance and provides a range of amenities including an Asda superstore. On the site lies a Lidl supermarket and KFC.

Description

The site presents the last development plot available on the estate.

Other occupiers already attracted to this strategic Business Park include DHL, Warburtons, CCF (part of the Travis Perkins Group) and logistics operator 3663.

Accommodation

	Hectares	Acres
Total	0.81	2

The site extends to approximately 2 acres (0.81 ha) and is available on a leasehold or freehold basis free of developer/builders ties.

Planning

The estate benefits from an outline planning consent which includes consent for B1 (light industrial), B2 (General industrial), and B8 (Storage & Distribution). The subject site has reserved matters consent for industrial purposes. Interested parties are to rely upon their own enquires of the Local Planning Authority for the proposed use.

Tenure

An indication of rent/price is available from the sole marketing agents.

Price/Rent

On application

Legal Costs

Each party to be responsible for their own legal and professional fees.

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.

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