

## Excellent warehouse/industrial unit – immediately available

**232m<sup>2</sup>**  
(2,500ft<sup>2</sup>)

- Clear span warehouse with office, WC and kitchen facilities
- 2.9 metre eaves rising to 3.9 metres at the apex
- Full height roller shutter door
- 3 Phase power
- Located on well established industrial estate
- The rent is inclusive of service charge and buildings insurance



**TO LET**



Location



Gallery



Contact



## Location

Bailey Brook Industrial Estate is situated off Amber Drive in the Nottinghamshire town of Langley Mill, close to the Derbyshire border. The location affords easy access to the A610 which in turn provides fast and convenient access to Junction 26 of the M1 Motorway.

## Description

The unit comprises a development of 40 light industrial units in a range of sizes which are configured in a number of terraces, typically brick built with metal cladding. The specification of the unit includes:

- 2.9 metre eaves rising to 3.9 metres at the apex
- Roof lights
- Strip tube lighting
- 3 Phase power
- Manually operated roller shutter door
- Separate pedestrian door
- Concrete floors and breeze block walls
- WC and kitchen facilities
- Small partitioned office
- Parking to the front of the unit
- Large concrete shared yard





## Floor Area

From measurement taken on site we calculate the following Gross Internal Area:

**232m<sup>2</sup> (2,500ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

The property is available on a new lease and we are quoting a rent of:

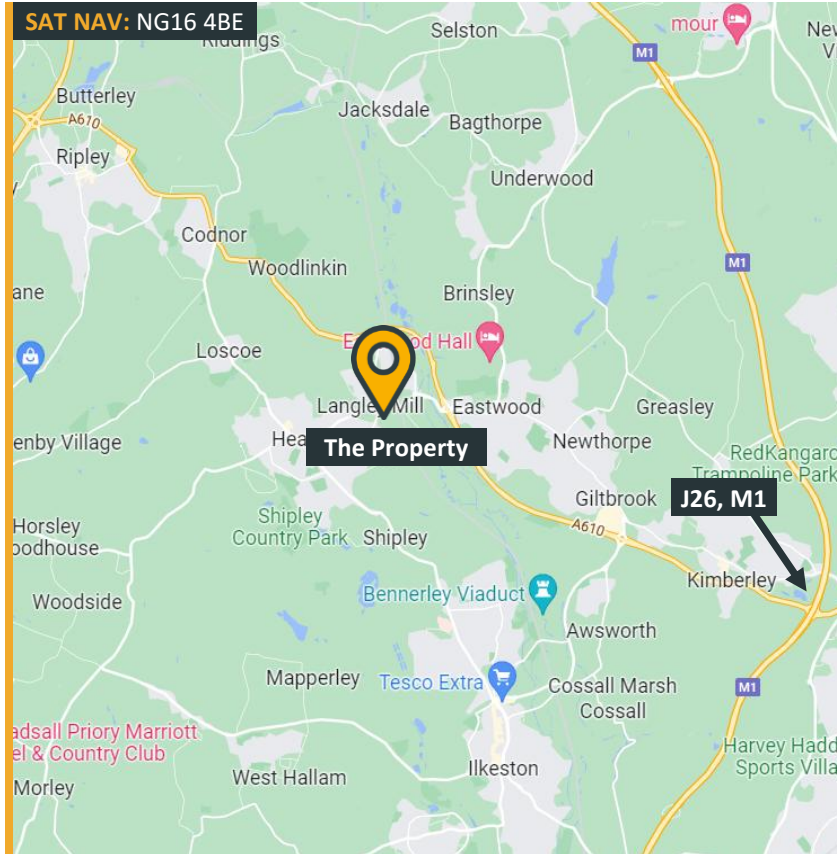
**£24,000 per annum**  
**(Twenty four thousand pounds)**

The rent is inclusive of service charge and annual insurance premium.

## Rateable Value

The business rates information is available from the agents. Small business rates relief will apply to this unit if applicable.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)



## VAT

VAT applies to rent and other payments due under the lease.

## EPC

The EPC rating for the unit is C-71.

## Service Charge/Insurance

The service charge and insurance for the unit is included within the rent.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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