

Prime Distribution / Manufacturing Unit  
To Let

255,663 sq ft

**Available for Immediate Occupation**

Enterprise Way, Langley Mill, Nottingham, NG16 4HY

**Major Refurbishment Underway**



L A N G L E Y 2 5 5



# STRATEGICALLY PLACED FOR DISTRIBUTION & MANUFACTURING



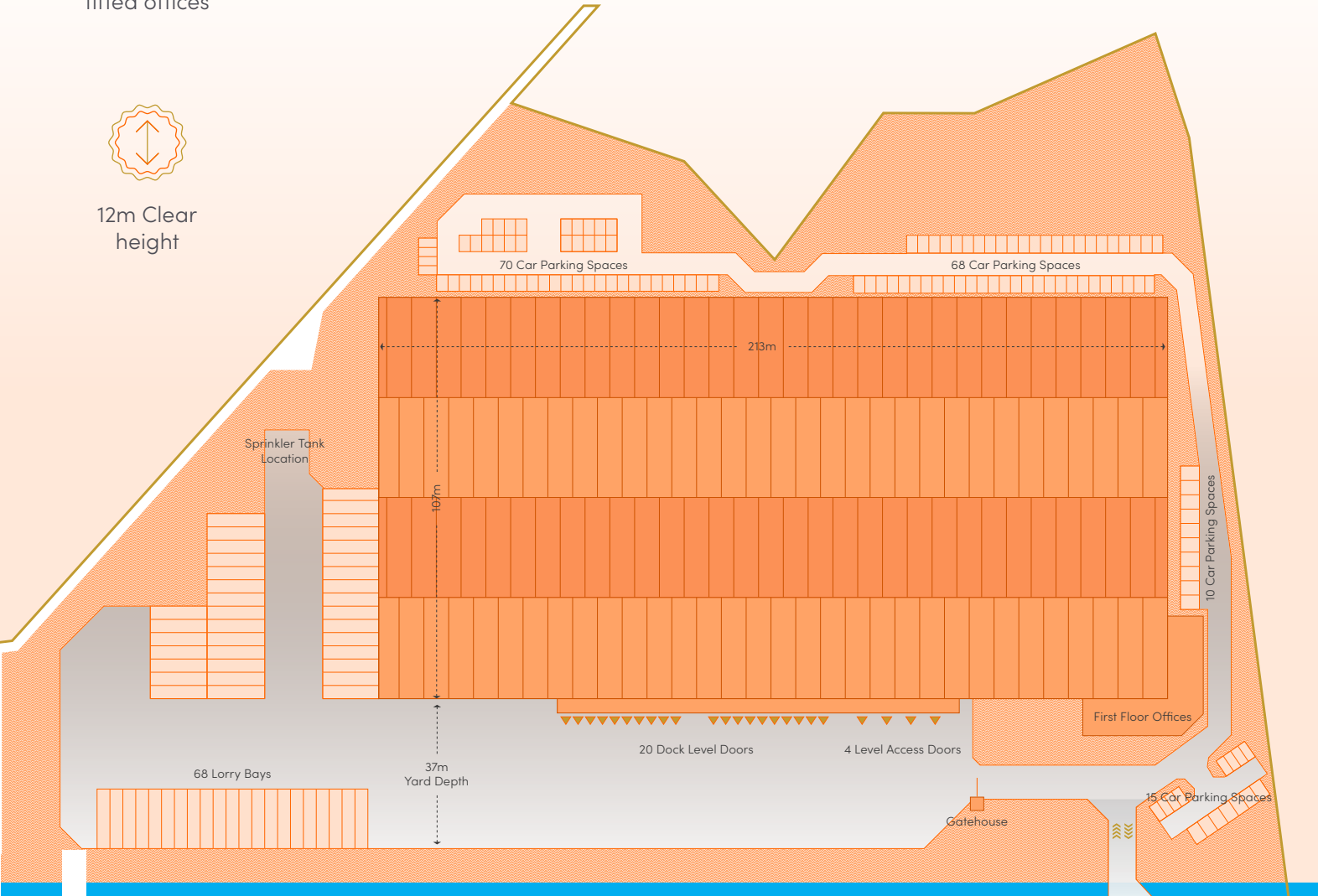
## LETS TALK SPACE

Langley 255 is a 255,663 sq ft distribution / manufacturing unit, situated in the heart of the midlands, ensuring seamless connectivity to major transportation networks and key UK cities.

The facility will undergo refurbishment and currently benefits from extensive car and lorry parking provisions, fully fitted office space, 12m clear height and access via both dock and level access doors.

- Target EPC B
- 163 Car parking spaces
- 20 Dock doors
- Up to 1.4MVA power supply available
- 4 Level access doors
- Sprinkler system
- High quality fully fitted offices
- 12m Clear height

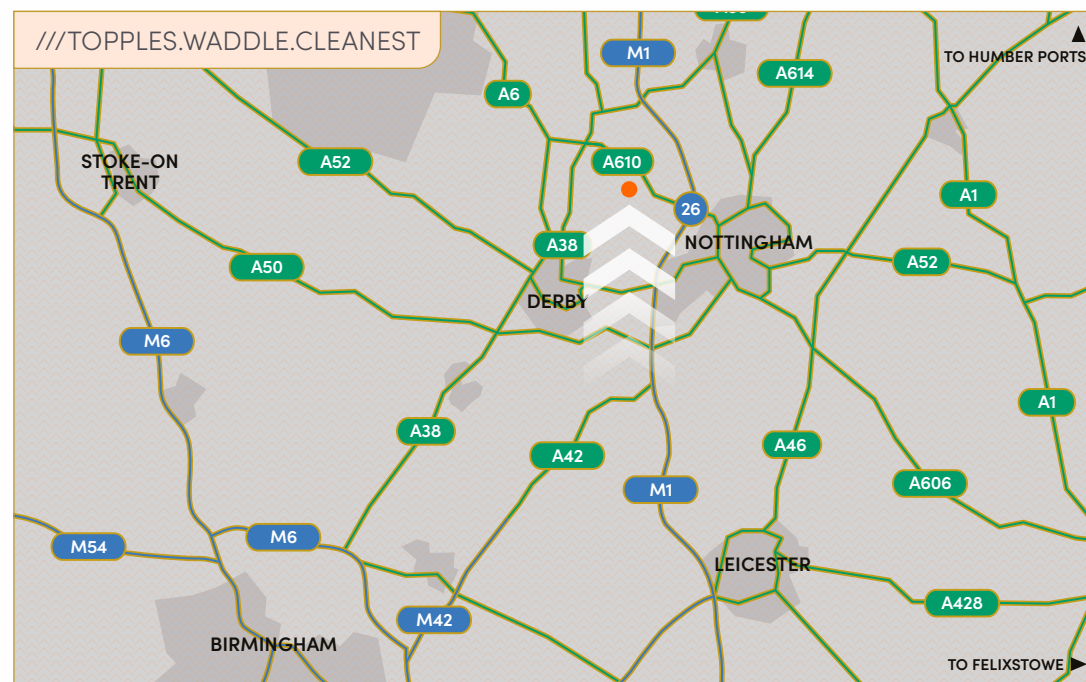
Langley 255	SQ FT	SQ M
Warehouse	245,648	22,821.6
Ground Floor Office	5,012	465.6
First Floor Office	5,001	464.6
Total	255,663	23,751.9





# A LOCATION THAT DOES THE WORK FOR YOU

Langley 255 is accessed from Derby Road (A608), which connects Langley Mill town centre with the A610. Junction 26 of the M1 is 5 miles to the south-west, providing access to the North and South via the M1 and connections to the West Midlands via the A50. East Midlands, Birmingham and Coventry airports are all within easy reach.



## Travel Times



**M1 Junction 26**  
5 miles / 10 mins



**Birmingham**  
56 miles / 1 hr 16 mins



**London**  
133 miles / 2 hrs 40 mins



**Langley Mill**  
0.5 miles / 2 mins



**East Midlands**  
19 miles / 24 mins



**Birmingham**  
54 miles / 55 mins



**Coventry**  
57 miles / 58 mins

# LETS TALK NUMBERS



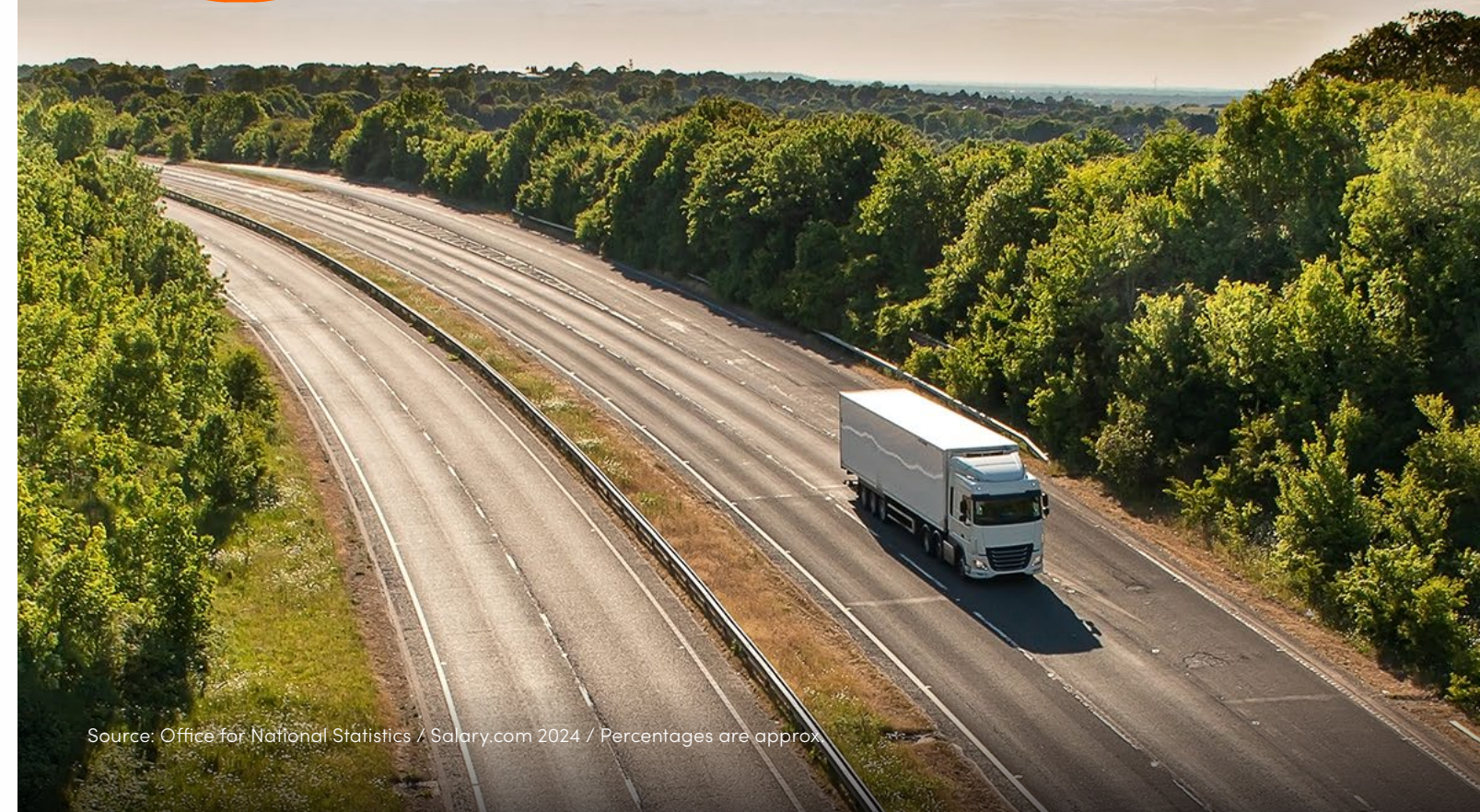
IMMEDIATE AREA ENJOYS A SUPPLY OF **QUALITY SKILLED WORKERS** WITH A WORKFORCE OF OVER **683,970 PEOPLE WITHIN 20 MINUTES.**



**55% OF THE LOCAL WORKFORCE** SUITED TO WAREHOUSE WORK



AVERAGE **WAREHOUSE WORKER SALARY FOR NOTTINGHAM** IS **9.2% LOWER** THAN THE UK AVERAGE



Source: Office for National Statistics / Salary.com 2024 / Percentages are approx





**OPTIMISED** FOR DISTRIBUTION &  
MANUFACTURING **OPERATIONS**



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