



Langley 255

Prime distribution / manufacturing unit available now.



255,663 sq ft
23,751.9 sq m



20 Dock & 4 Level
access doors



Up to 1.4MVA
power available



40 Metre secure
yard depth

Strategically placed for distribution & manufacturing.

Langley 255 is a 255,663 sq ft distribution / manufacturing unit, situated within a well-established industrial location amongst a number of high-profile occupiers. Its strategic location provides excellent connectivity to major transport networks and key UK cities.



Let's talk space.

Langley 255 is a modern, high-specification distribution and manufacturing facility, designed to maximise operational efficiency while helping occupiers reduce running costs.



Target EPC B



163 Car parking spaces and 68 HGV bays



20 Dock doors



Up to 1.4MVA power supply available



4 Level access doors



Sprinkler system



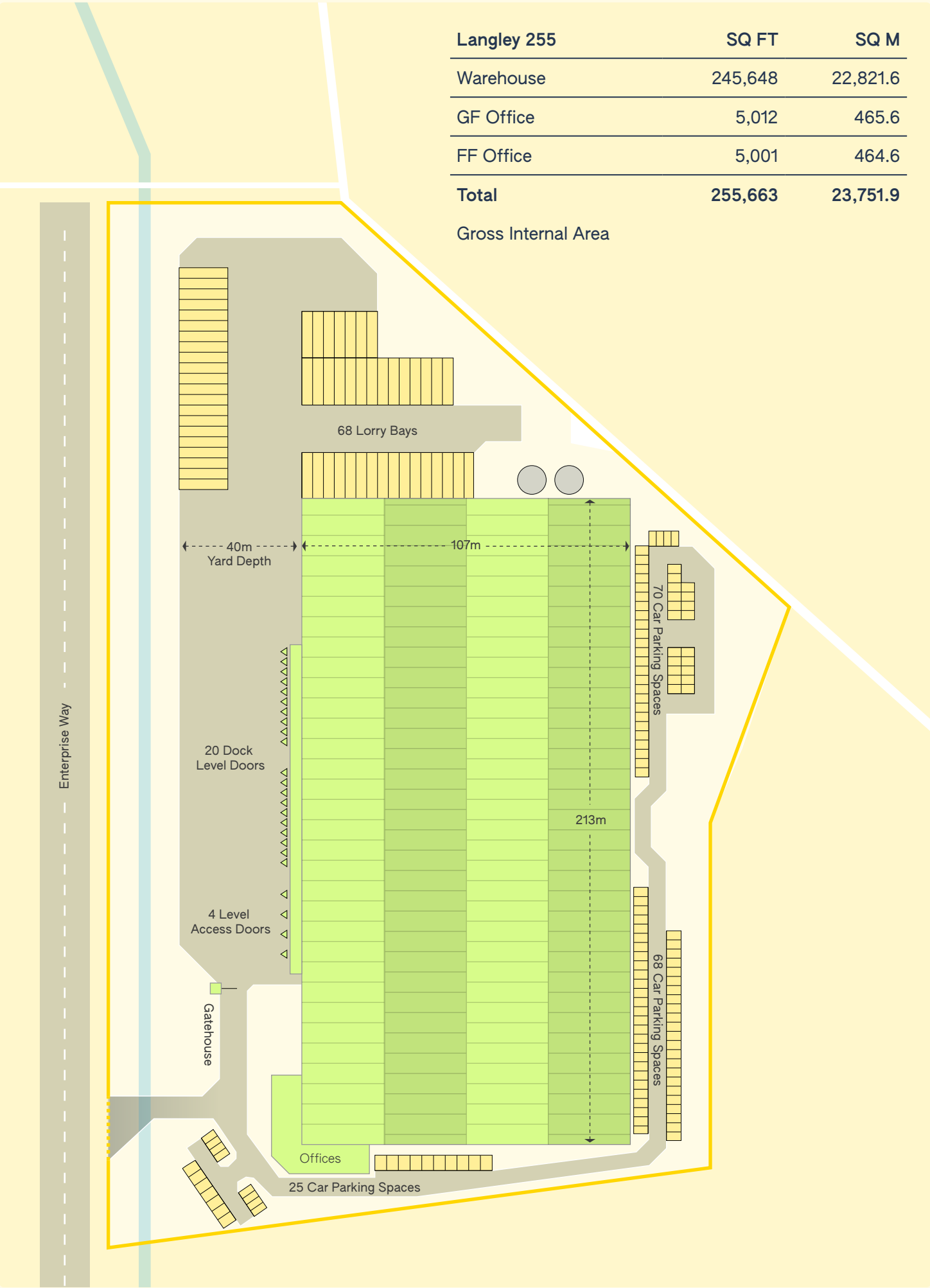
High quality fully fitted offices



12m Clear height



Langley 255	SQ FT	SQ M
Warehouse	245,648	22,821.6
GF Office	5,012	465.6
FF Office	5,001	464.6
Total	255,663	23,751.9
Gross Internal Area		

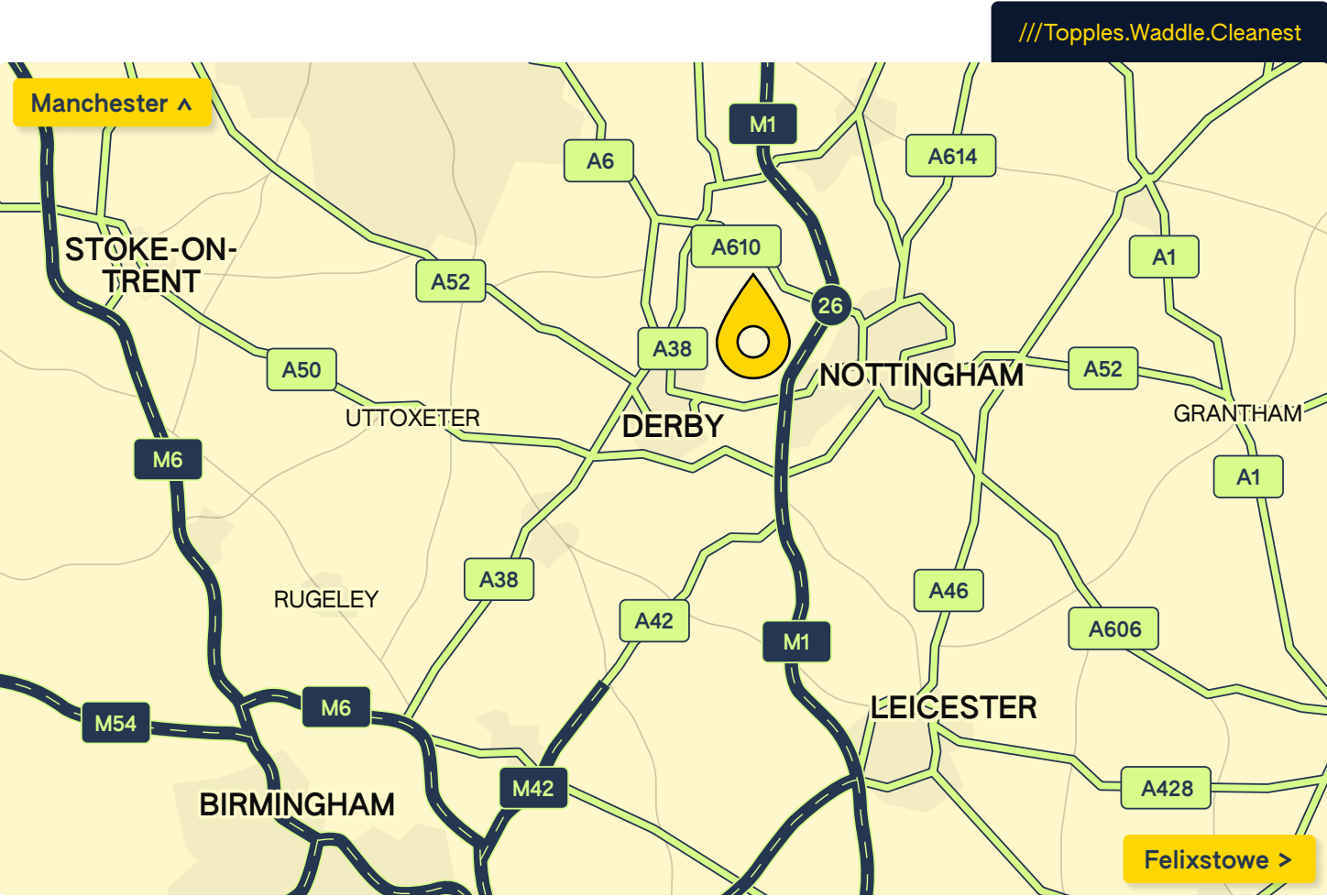


A location that does the work for you.

Langley 255 is ideally positioned for regional and national distribution, putting major population centres, transport hubs and key UK markets within easy reach.

 Roads	Miles	Time	 Cities	Miles	Time
A610	0.3	3 mins	Nottingham	10	20 mins
A38	6.6	14 mins	Birmingham	56	1 hr 16 mins
M1 Junction 26	5	10 mins	London	133	2 hrs 40 mins
 Airports	Miles	Time	 Train Station	Miles	Time
East Midlands	19	24 mins	Langley Mill	0.5	2 mins
Birmingham	54	55 mins			
Coventry	57	58 mins			

Source: Google Maps.



Quality workforce of 683,970 people within 20 minutes



Average warehouse worker salary for Nottingham is 9.2% lower than the UK average.



55% of the local workforce is suited to warehouse work.



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

Optimised for distribution & manufacturing operations.





Langley 255



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.

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