



Modern End Terrace Unit in Popular Location 3,287 Sq Ft (305.36 Sq M)

- Available Now
- LED Lighting
- Level Access Loading

Modern End Terrace Unit in Popular Location

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Location

The property is located upon the popular and established Park Lane Business Park, positioned on the edge of Kirkby in Ashfield. Access to the estate can be via either J27 or J28 of the M1 with the A38 providing the most convenient access to J28 only 4 miles away.

Nearby occupiers include Julian Bowen, Svella Connect and Sureprint Machinery Ltd.

Description

The unit is of steel portal frame construction with brick and blockwork elevations to approximately 2 metres, then overlaid with insulated steel profile cladding to a pitched roof incorporating approximately 10% translucent roof light panels.

Externally, the unit benefits from a secure shared yard and four allocated car parking spaces, including one designated disabled bay.

Property Key Features:

- Warehouse Lighting
- Level Access Loading
- Internal Eaves Height of 6.83m
- Mezzanine
- Offices Accommodation
- Modern Fitted Kitchen
- WC facilities

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor - Warehouse	1,587	147.43
Ground Floor - Ancillary / Welfare	362	33.63
Ground Floor - Under Mezzanine	488	45.34
First Floor - Office/ Mezzanine	850	78.96
TOTAL	3,287 SQ FT	305.36 SQ M

Terms

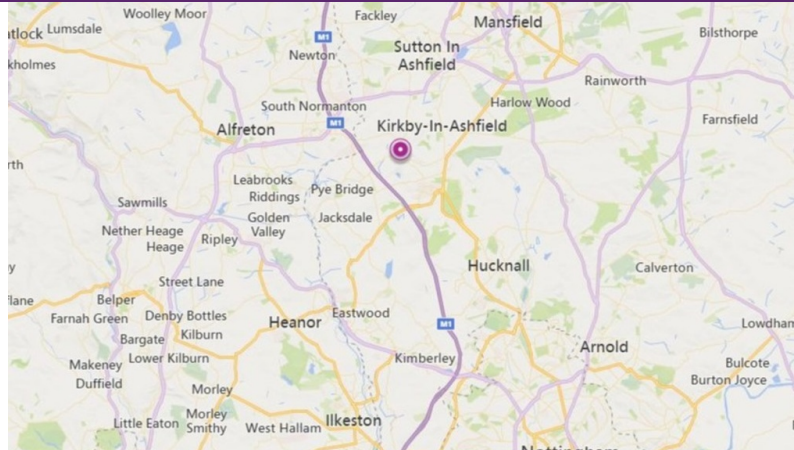
The premises are available by way of a new full repairing and insuring lease at an initial rent of £27,250 per annum

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.



EPC Rating

EPC Available upon request

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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