



Detached Industrial / Warehouse Unit in Popular Commercial Location 8,832 Sq Ft (820.49 Sq M)

- Available Now
- 0.5 Acre Site
- 4 Miles to J28,M1

Detached Industrial / Warehouse Unit in Popular Commercial Location

8,832 Sq Ft (820.49 Sq M)

Location

The property forms part of the popular Lowmoor Road Industrial Estate in Kirkby in Ashfield, situated just off the A38 and approx. 4 miles from Junction 28, M1. The location provides convenient access to the regional centres of Kirkby, Sutton and Mansfield.

The area is well served by public transport, with bus stops nearby and Sutton Parkway railway station approx a 10 minute walk away.

Nearby occupiers include Richmond Plant & Tool Hire Ltd, Robinsons Packaging Innovation and Continental Direct Ltd.

Description

The unit is a detached unit of steel portal frame construction with brick and blockwork elevations beneath pitched roofs, incorporating approximately 10% translucent roof panels. The accommodation is arranged across three bays, each providing clear-span warehouse space. The site is self contained and extends to approximately 0.5 acres.

Key Features:

- Level access loading
- 3m internal eaves height
- 3.86m maximum height to apex
- Secure, gated site
- Office accommodation
- Welfare and staff facilities

Accommodation

DESCRIPTION	SQ FT	SQ M
Workshop	7,414	688.76
Office / Ancillary	1,418	131.73
TOTAL	8,832 SQ FT	820.49 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

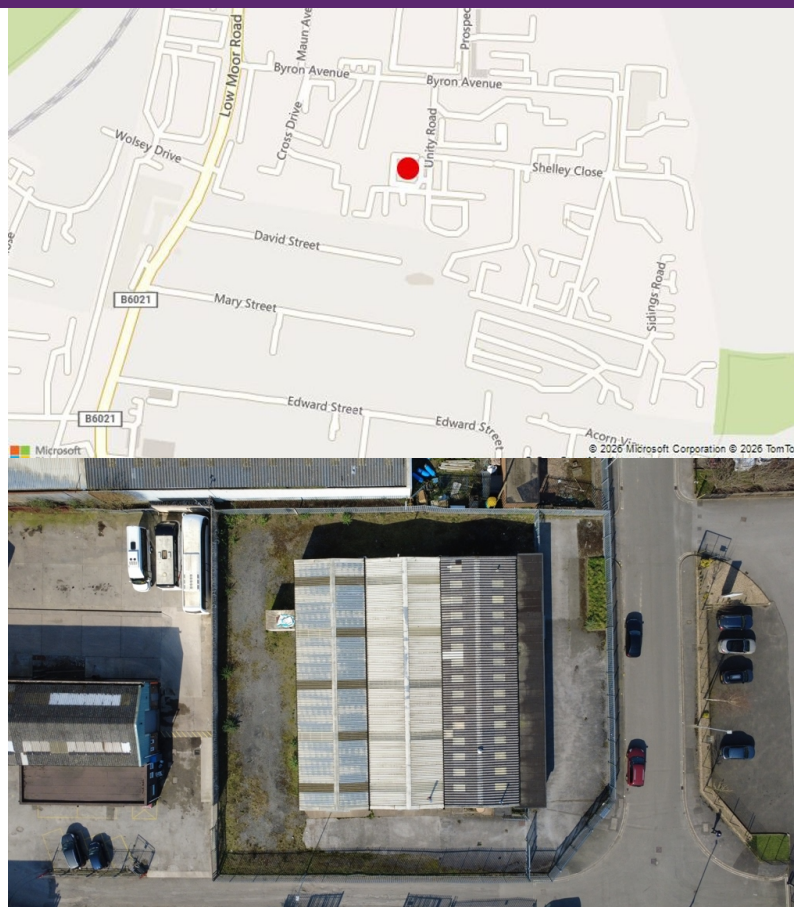
All figures are quoted exclusive of VAT at the prevailing rate.

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 CPP agents:

Jemmima Guy-Clark

T: 0115 896 6611

M: 07986 132 559

E: Jemmima@cpp.uk

Brodie Faint

T: 0115 896 6611

M: 07516 770513

E: brodie@cpp.uk

Or our joint agents, Salloway:

Chris Keogh

T: 01332 298000

E: ckeogh@salloway.com

Will Speed

T: 01332 298000

E: wspeed@salloway.com

April 2026



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.