



Detached Modern Industrial/Warehouse Unit 3,183 Sq Ft (295.7 Sq M)

- Fully Fenced and Gated Secure Site
- Yard of 0.358 of an Acre with Depth of 21m
- 2 x Power Assisted Level Access Loading Doors
- LED Lighting
- Available Immediately

Detached Modern Industrial/Warehouse Unit

3,183 Sq Ft (295.7 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. 4.5 miles from Junction 28, M1. The location provides convenient access to the regional centres of Kirkby in Ashfield, Sutton in Ashfield and Mansfield.

The area is well served by public transport, with bus stops nearby and Sutton Parkway railway station approx a 15 minute walk away.

Nearby occupiers include Kessler Kitchens, Nottingham Zinc Group and Robinsons Packaging Innovation.

Description

The property comprises a detached, self-contained industrial/workshop unit of steel portal frame construction with elevations of low-level brick and blockwork surmounted by new profile elevation cladding to eaves. The roof is pitched and incorporates translucent panels to some 10% coverage. The layout provides two-interconnecting workshops and a two-storey office/ancillary/welfare area.

Key Property Features:

- 4.28m internal eaves height
- Concrete floor slab
- LED lighting
- Two power-assisted level access loading doors
- Fully fenced and gated site
- CCTV security system
- Large secure yard
- Two-storey office and welfare accommodation

Accommodation

DESCRIPTION	SQ FT	SQ M
Workshop 1	965	89.65
Workshop 2	1,607	149.29
Office / Ancillary	611	56.76
TOTAL	3,183 SQ FT	295.7 SQ M

Terms

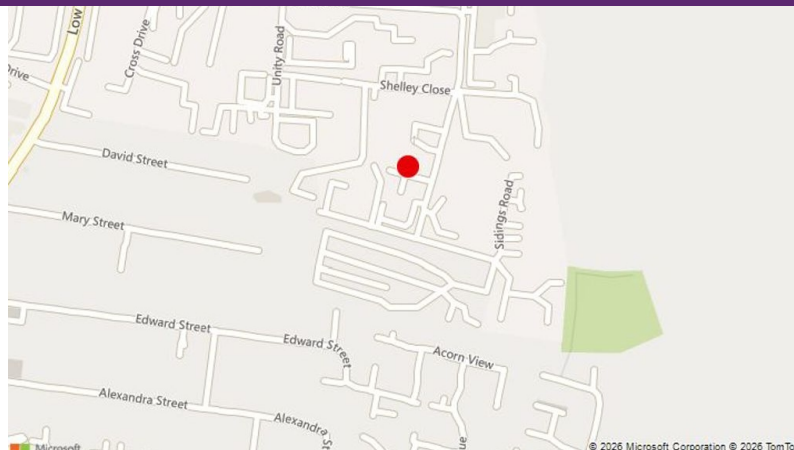
The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £4,000 per month.

VAT

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

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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