



Available q1 2020

FOR Let/SALE

WELL-PRESENTED
WAREHOUSE UNIT

Unit 2, Sidings Road,
Lowmoor Road Industrial Estate,
Kirkby-in-Ashfield,
NG17 7JZ



55,034 sq ft
(5,112.75 sq m)



Well-presented
warehouse unit



Expansion Potential



Excellent access to
J28, M1

The property is located in Kirkby-in-Ashfield on the well-established Lowmoor Industrial Estate with frontage to Byron Avenue and has excellent communication links to Nottingham City Centre (14 miles) and Mansfield (5 miles) from Kirkby-in-Ashfield, with East Midlands Airport circa 22 miles.

Comprising of a four bay steel portal frame warehouse and steel clad incorporating translucent roof lights.

The warehouse offers good quality accommodation with a small amount of office/ancillary space. The specification also includes:

- 6.1 m eaves height
- Lighting and heating to part
- 2 level access loading doors
- Small canopied loading area

Externally, the property is fully secure with **good sized yard alongside staff car parking spaces.**

Beyond the car parking there is also an area of potential expansion land.

Description	Sq m	Sq ft
Warehouse/ Production area	5,112.75	55,034
Total	5,112.75	55,034

The property has been measured on a Gross Internal Area Basis.

Site Area - 0.85 Ha (2.1 Acres)

Rateable Value - Warehouse & Premises **£165,000**

EPC - **C61**

Leasehold - **£275,000 per annum exclusive**

Freehold - **offers are invited in excess of £3,000,000**
(Three Million Pounds exclusive)

VAT is applicable

Distances to:

TOWNS/CITIES

Mansfield **5 miles** **(8 km)**

Nottingham **14 miles** **(23 km)**

AIRPORTS

East Midlands **22 miles** **(35 km)**

RAILWAYS

Sutton Parkway **1 miles** **(2 km)**

MOTORWAYS

M1 (Junction 28) via A38 **3 miles** **(5 km)**



SAT NAV: NG17 7JZ

Strictly by appointment only with the sole agents



Chris Clark

Tel 0773 918 0060

Email chris.clark@eu.jll.com

Bethany Pople

Tel 0759 631 6628

Email bethany.pople@eu.jll.com