

Unit 16d | Unity Road | Kirkby in Ashfield | Nottingham | NG17 7LE

Rare chance to buy warehouse and offices on oversized securely fenced and gated site

438m²
(4,716ft²)

- On a securely fenced and gated site of 0.24 acres
- Warehouse and offices on oversized site
- Surfaced yard and parking
- Two bay potential warehouse / production area
- Interlinking with two storey offices
- Excellent natural light to the warehouse
- Heating and lighting to the offices



FOR SALE



Location



Gallery



Contact





Location

The property forms part of the popular Lowmoor Road Industrial Estate at Kirkby in Ashfield, set just off the A38 and therefore within minutes drive of Junction 28 of the M1 plus the regional centres of Kirkby, Sutton and Mansfield.

The Property

The property comprises a rare opportunity to purchase warehouse/production space with interlinked two storey offices all set on an extensive and oversized securely fenced and gated yard.

Features of the specification include:

- Two bay warehouse with lighting
- Roller shutter door
- Interlinking with two storey offices
- Kitchen and WC facilities
- Securely fenced and gated site

EPC

A copy of the EPC is available upon request.





Accommodation

From measurements taken on site, we understand the property has a gross internal area (GIA) of:

Accommodation	M ²	FT ²
Warehouse	315.27	3,390.63
Ground floor office	60.52	651.43
First floor	60.52	651.43
Porch	1.87	20.12
Total	438.18	4,716

(This information is given for guidance purposes only.)

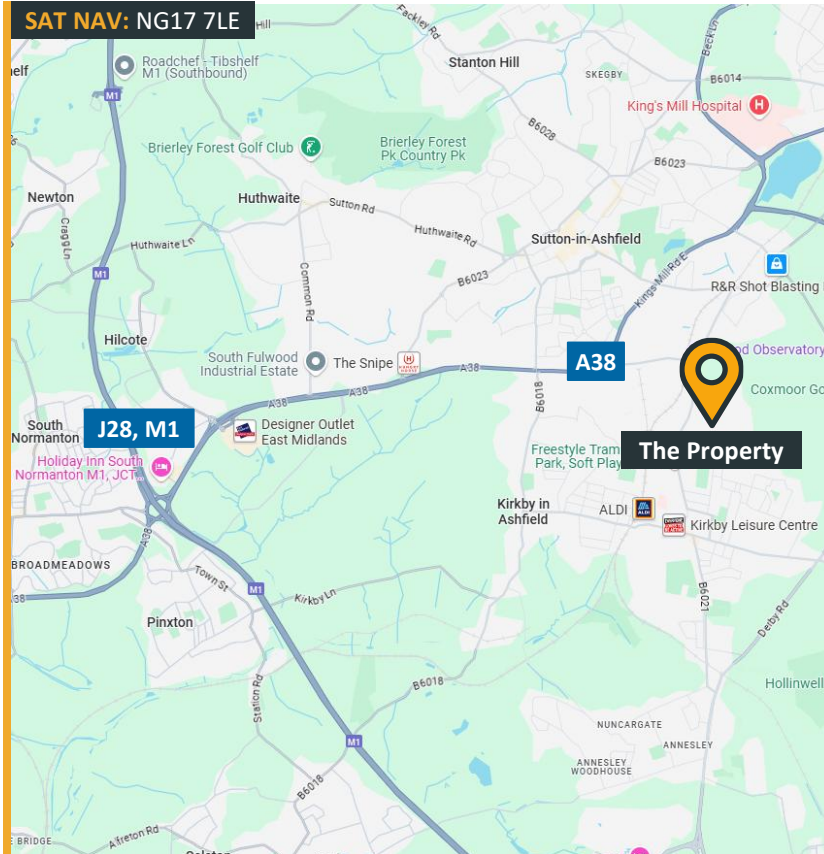
Business Rates

We understand the following business rates are applicable, but interested parties must make their own enquiries:

Rateable Value: £11,250 per annum
Rates Payable 2024/25: £5,613.75 per annum

(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority.)





Price

The property is available to purchase at offers in the region of:

£485,000

(Four hundred and eighty-five thousand pounds)

VAT

VAT is payable upon the purchase price due.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.