



RARE FREEHOLD OPPORTUNITY IN KIRKBY IN ASHFIELD SITUATED ON AN OVERSIZED SECURE SITE

FHP Property Consultants are delighted to bring to the market this detached industrial/warehouse unit which forms part of the popular Lowmoor Road Industrial Estate in Kirkby in Ashfield.

The property is situated on Unity Road just north east of Kirkby in Ashfield's town centre and boasts an oversized and secure site of 0.24 acres. Set just off the A38, Unity Road is within a few minutes' drive of Junction 28 of the M1 motorway and has good transport connections to the regional centres of Kirby, Sutton and Mansfield.

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.

The specification includes a two-bay warehouse with lighting, roller shutter door, kitchen and W/C facilities and a securely fenced and gated site.

FHP Property Consultants are marketing the property at a guide price of £485,000.

Harry Gamble of FHP Property Consultants comments: -

"This property offers investors and owner occupiers a rare opportunity to purchase just under 5,000ft² of industrial/warehouse space in Kirkby in Ashfield. Units in this location are rarely available for sale and when they are, we usually place them under offer within a matter of weeks. Therefore, I expect to receive a lot of interest in this property."

Jamie Gilbertson of FHP Property Consultants comments: -

"There are very few units of this size sat on a tarmacked secure 0.24-acre site which is gated and fenced. The unit itself presents well with spacious industrial/warehouse space accompanied by two-storey office accommodation. In general, the property is in good condition, and I believe this would be perfect for a business looking to expand into a unit of their own."

For further information about this property or to arrange a viewing, please contact Harry Gamble on 07398 443 828 / harry.gamble@fhp.co.uk or Jamie Gilbertson on 07747 665 941 / jamie.gilbertson@fhp.co.uk.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.

Visit our website: www.fhp.co.uk

To find out more please call:

Nottingham
0115 950 7577

Birmingham
0121 752 5500

Derby
01332 343 222

Nottingham Office

10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office

122-124 Colmore Row | Birmingham | B3 3BD

Derby Office

North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT

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Harry Gamble
March 2025

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