



## GREAT BUILDING – BIG CAR PARK AND BIG YARD! A38/J28, M1 LOCATION AND REFURBISHMENT JUST ABOUT TO START...

I am delighted to make available one of the best buildings in the Junction 28 industrial and distribution market at Station Park in Kirkby in Ashfield. Originally developed by Sladen Estates, the building is due to be refurbished shortly by our clients and a new lease will be made available.

The building is approximately 15 years old and sits in an excellent position just off the A38 opposite Sutton Parkway Station and is within moments access of Junction 28 of the M1 Motorway.

To be marketed by Tim Gilbertson and Chris Proctor of FHP they commented:-

*“We are delighted to put this building on the market, it is one of the best second hand buildings available around the Junction 28 area, and with the planned refurbishment starting on site soon this will be an excellent opportunity for any expanding company.*

*We originally let this building over 15 years ago and since then it has had just one occupier, so we are hopeful of quickly finding another new tenant for the building in the near future.*

*With the benefit of a big car park to the front elevation and an ever bigger rear yard, the unit suits production or distribution on a large scale and with a new lease available on the space which is to be refurbished we hope that we can quickly find a new tenant to benefit from this smashing building.”*

For further information on this unit which extends to 2,538.9m<sup>2</sup> (27,328ft<sup>2</sup>) plus mezzanine of 137.9m<sup>2</sup> (1,484ft<sup>2</sup>) please contact Chris Proctor (07747 464 770 / [chris@fhp.co.uk](mailto:chris@fhp.co.uk)) or Tim Gilbertson (07887 787 893 / [tim@fhp.co.uk](mailto:tim@fhp.co.uk)).

ENDS

Date: 19<sup>th</sup> August 2020

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

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