



## BIG UNIT, BIGGER SITE – 50,000FT<sup>2</sup> ON UP TO 6.5 ACRES AVAILABLE IN KIRKBY IN ASHFIELD

It is true to say that any unit on an oversized site always attracts attention, therefore, we are pleased to bring to the market premises on Lowmoor Road at Kirkby in Ashfield which should, we expect, attract significant interest given the scarcity of buildings on such large sites as we have here of up to 6.5 acres.

Given that the building is to be refurbished throughout as well and can be adopted at this stage to an occupier's requirements, it is hoped that the building will be let very quickly.

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

“In total the site extends to around 6.5 acres and we have just under 50,000ft<sup>2</sup> of space upon it, all to be refurbished by our client. It truly is a rare opportunity to rent a building of such a large plot and given the size of the plot, our client is actually happy to let the space with less than the 6.5 acres in total and retain part, so we really have a lot of flexibility here.

Being set within moments of Junction 28 of the M1 via the A38 as well, the positioning of the building is great and at a time when units of this size are really in short supply, we do hope that this will be well received in the market and provide a terrific new home for a local expanding company.”

For further information or to arrange to view, please contact Tim Gilbertson (07887 787 893 / [tim@fhp.co.uk](mailto:tim@fhp.co.uk)) or Chris Proctor (07747 464 770 / [chris@fhp.co.uk](mailto:chris@fhp.co.uk)).

ENDS

Tim Gilbertson  
Director

15 November 2021

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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