

Julias Way | Station Park | Lowmoor Road | Kirkby in Ashfield | NG17 7RB

## Superb light industrial/warehouse unit with large car park and extensive rear loading yard

2,539m<sup>2</sup>  
(27,328ft<sup>2</sup>)

- Mezzanine of 137.9m<sup>2</sup> (1,484ft<sup>2</sup>)
- Excellent warehouse/light industrial space with two storey offices
- Large car park to the front elevation plus additional large rear loading yard
- Clear span space
- Set just off A38/J28 M1



**TO LET**



Location



Gallery



Video



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## Location

The premises sit prominently adjoining Lowmoor Road (B6021) in Kirkby in Ashfield within moments of Sutton Parkway Station, the A38 and Junction 28 of the M1 motorway.

Constructed around 18 years ago, this is a superbly built unit on a small estate set in a prime position within moments access of the M1 Motorway and an extensive local labour pool.

## The Development

Offering detached storage/light industrial space, the building sits prominently off Lowmoor Road and the specification in detail includes:

### Storage/Light Industrial Space

- Clear span space
- Eaves height 7.5 metres
- Two full height roller shutter doors
- Excellent natural light

### Office/Ancillary

- Two storey office and ancillary
- Heating and lighting throughout
- Part open plan/part cellular
- Canteen/kitchen

### Externally

- Large car park to the front elevation
- Extensive rear delivery yard and additional parking





Location



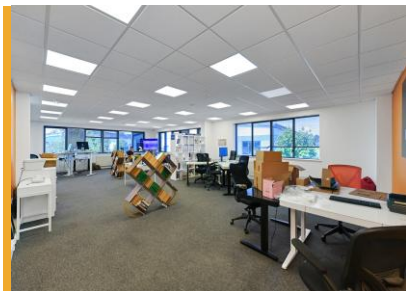
Gallery



Video



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,939.5	20,876
Ground Floor Office	413.2	4,447
First Floor Office	186.2	2,004
<b>Total</b>	<b>2,539</b>	<b>27,328</b>

In addition, there is mezzanine storage space of 137.9m<sup>2</sup> (1,484ft<sup>2</sup>).

## EPC

The premises has an EPC rating of **C-75**.

## Use

The premises are suitable for storage, distribution and light industrial use.









## Lease Terms

A new lease is available at an asking rent of:

**£200,000 per annum exclusive**  
**(Two hundred thousand pounds)**

## VAT

VAT is payable upon the rent 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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