

Unit 17a | Unity Road | Kirkby in Ashfield | Nottingham | NG17 7LE

Detached warehouse / industrial space on securely fenced and gated site

816m²
(8,783ft²)

- Detached potential warehouse / industrial unit
- Securely fenced and gated site with good sized yard
- Three bays of simple space augmented by offices and stores
- Popular location close to Kirkby in Ashfield, A38 / J28, M1



TO LET



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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 offers detached potential storage or industrial space set on its own palisade fenced and gated site, details of the specification include:

Warehouse / Production

- Roller shutter access
- 2.6 metre eaves
- Simple clear span space set over three bays

Office / Ancillary

- Open plan offices with heating and lighting
- Additional storage areas

Externally

- Securely fenced and gated site
- Good sized secure yard

EPC

The property has an EPC rating of **D-85**.





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Accommodation

From measurements taken on site, we understand the property has a Gross Internal Area (GIA) of:

Area	m ²	ft ²
Warehouse	716	7,707
Office / Stores	100	1,076
Total GIA	816	8,783

(This information is given for guidance purposes only.)

Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:

Rateable Value: £19,250 per annum

Rates Payable 2024/25: £9,606 per annum

(This information is given for guidance purposes only and interested parties should make their own enquiries of Ashfield District Council.)

Planning

It is understood that the premises were previously used for both storage and manufacturing. Interested parties are advised to make their own enquiries of the local authority to confirm this.





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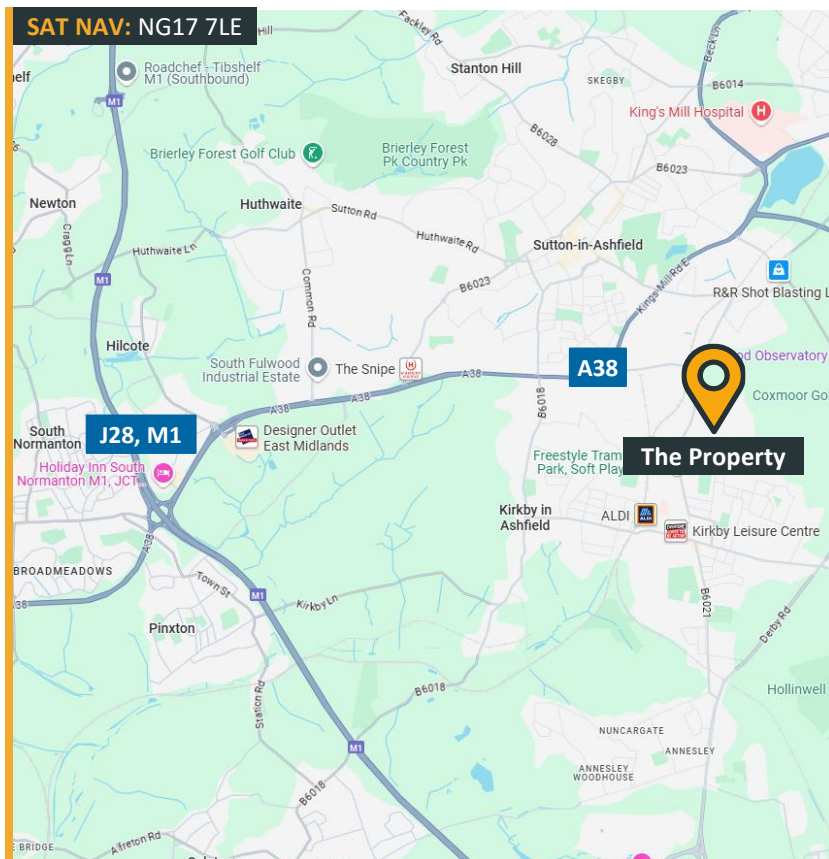
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Quoting Terms

A new lease for a flexible term is available at an asking rent of:

£53,000 per annum exclusive
(Fifty-three 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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08/07/2025

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