

Maun Avenue | Kirkby in Ashfield | Nottinghamshire | NG17 7RD

Workshop unit with large secure large yard located on Lowmoor Business Park

183m²
(1,970ft²)

- Clear span warehouse with office facilities
- Positioned on Maun Avenue off Byron Avenue which is a popular industrial estate
- Secure yard and parking area
- 3 phase power
- W/C and kitchen facilities
- Eaves height of 3.3 metres



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is located on Maun Avenue off Byron Avenue on the popular industrial estate on Lowmoor Road in Kirkby in Ashfield. Lowmoor Road Industrial Estate is set just off the A38 and is therefore within a few minutes drive of Junction 28 of the M1 motorway plus the regional centres of Kirkby, Sutton and Mansfield.

Description

The property comprises of an open plan workshop space with additional office and kitchen all set on a securely fenced and gated yard. The specification includes:

- 2 roller shutter doors
- 3 phase power
- Kitchen and W/C facilities
- Securely fenced and gated yard
- Concrete flooring
- 3.3 metre eaves





Accommodation

From measurements taken on site, we believe the approximate Gross Internal Area (GIA) extends to:

	M ²	Ft ²
Warehouse	120	1,292
Warehouse 2	37	399
Office	18	193
Office 2	8	86
Total	183	1,970

Business Rates

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

Rating Authority: Kirkby in Ashfield District Council
Rateable Value 2024: £4,990 per annum

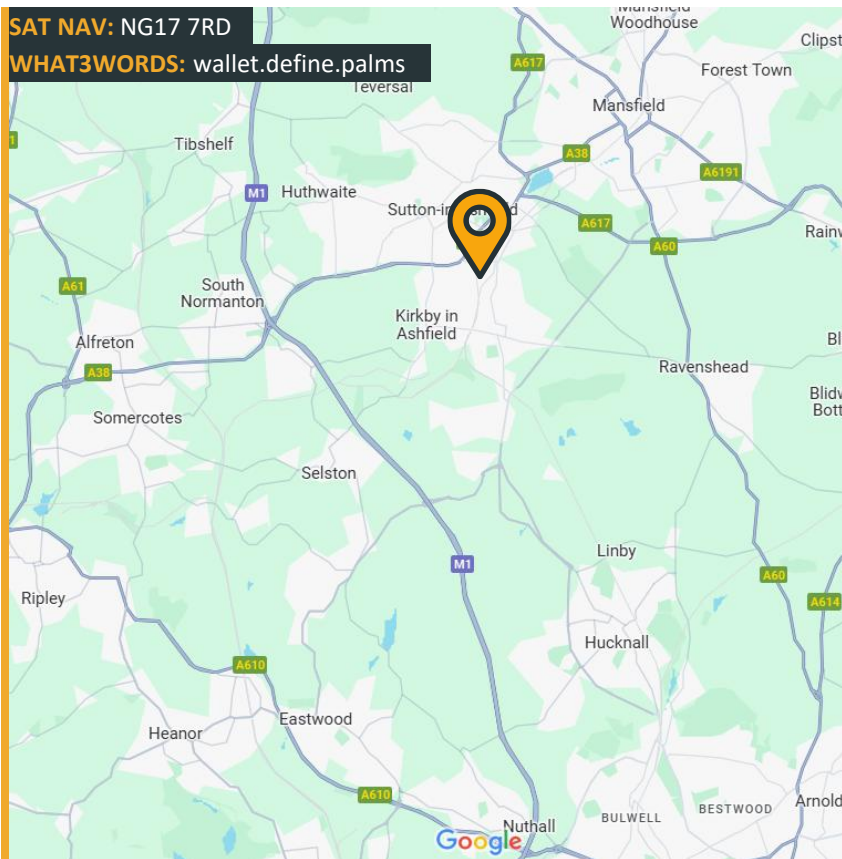
(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

EPC

The property has an EPC rating of 89(D).

SAT NAV: NG17 7RD

WHAT3WORDS: wallet.define.palms



Rent

The property is available to lease at an asking rent of :

£16,000 Per Annum Exclusive

VAT

It is understood that VAT is not payable on 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.