

Former Kirkby Components | Edward Street | Kirkby in Ashfield | NG17 7JQ

Prominent roadside former trade counter unit with internal offices and storage space

278m²
(2,992ft²)

- Prominent roadside unit
- Trade counter area
- Additional office space and storage
- Gated driveway
- W/C and kitchen facilities
- Gas central heating throughout building
- Double glazed windows
- Potential refurbishment



TO LET



Location



Gallery



Contact





Location



Gallery



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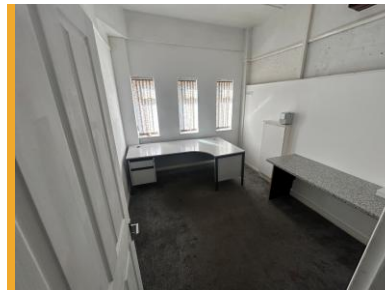
Location

Positioned just off Lowmoor Road on Edward Street in Kirkby in Ashfield. The property benefits from easy access to the A38 leading to Junction 28 of the M1, approximately 5 miles from the M1 motorway. It is in close proximity to established industrial estates such as Brierly Park, Portland and Field Industrial Estates.

The Property

The property comprises a self-contained unit over two floors with a trade counter area to the front and additional office and storage space internally. The specification includes:

- Trade counter area to the front
- Office space
- CAT 5 cabling
- CAT 2 lighting
- Trunking throughout office space
- Strip lighting throughout the building
- Gas central heating
- WC facilities
- Kitchenette
- Single phase power
- Both wooden floors and carpet tiles throughout
- Outdoor lean to area for deliveries in-out
- Small gated driveway
- Parking at the front of the building with additional street parking
- Security alarm
- Double glazed windows





Accommodation

From measurements taken on site we calculate the gross internal area to be:

Floor	m ²	ft ²
Ground Floor	128	1,382
First Floor	150	1,616
Total	278	2,992

(This information is given for guidance purposes only)

EPC

The EPC rating is D-82.

Rateable Value

Rateable Value: £2,850

(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority)

Service Charge

The property is subject to a service charge. Details can be obtained via the agents.



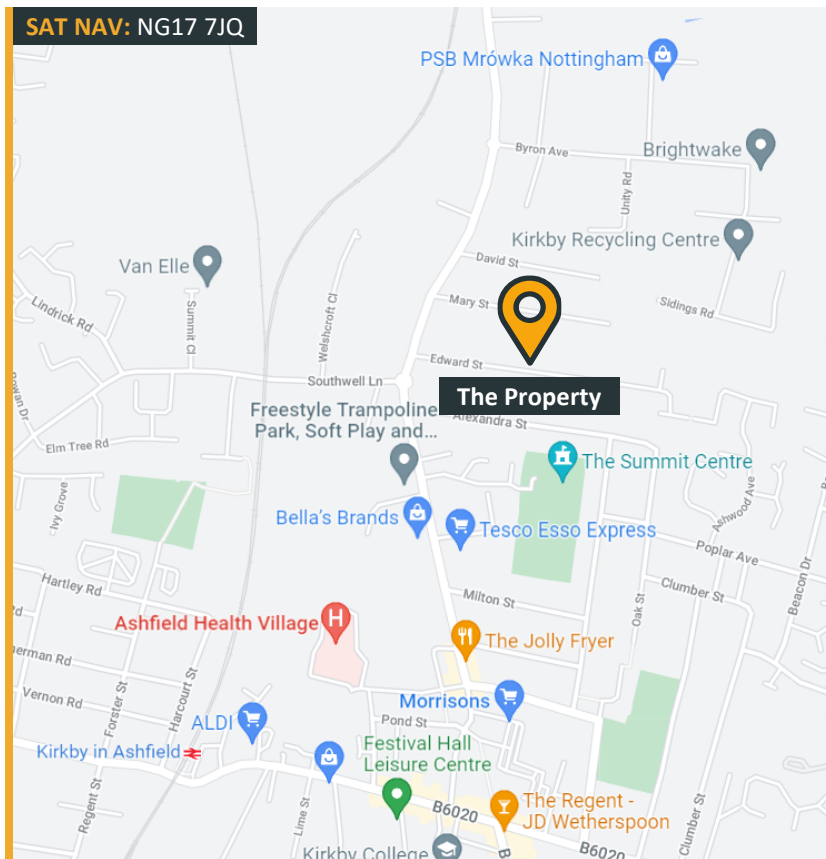
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SAT NAV: NG17 7JQ

Rent

The property is available on a new lease at a rent of:

£19,200 per annum
(Nineteen Thousand, Two Hundred Pounds)

VAT

VAT will not be payable on the rent.

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.