

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

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

278m<sup>2</sup>  
(2,992ft<sup>2</sup>)

- 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



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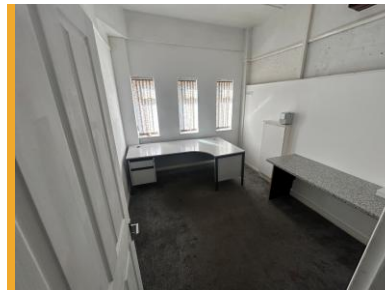
## Location

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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	128	1,382
First Floor	150	1,616
<b>Total</b>	<b>278</b>	<b>2,992</b>

(This information is given for guidance purposes only)

## EPC

The EPC rating is D-82.

## Rateable Value

Rateable Value: £13,500

(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.





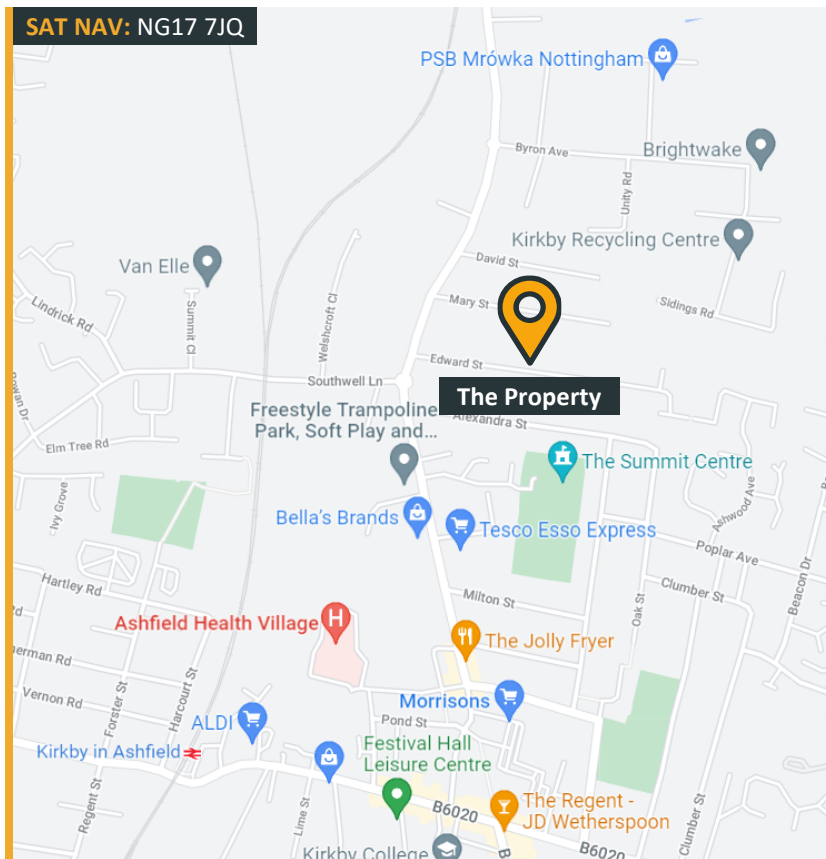
Location



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**SAT NAV: NG17 7JQ**

## Rent

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

**£16,000 per annum**  
**(Sixteen Thousand 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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