

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

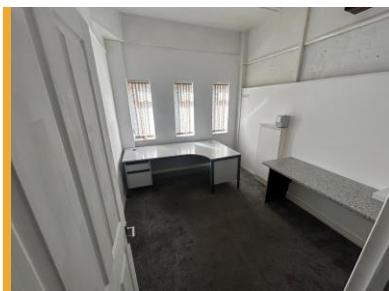
Location

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

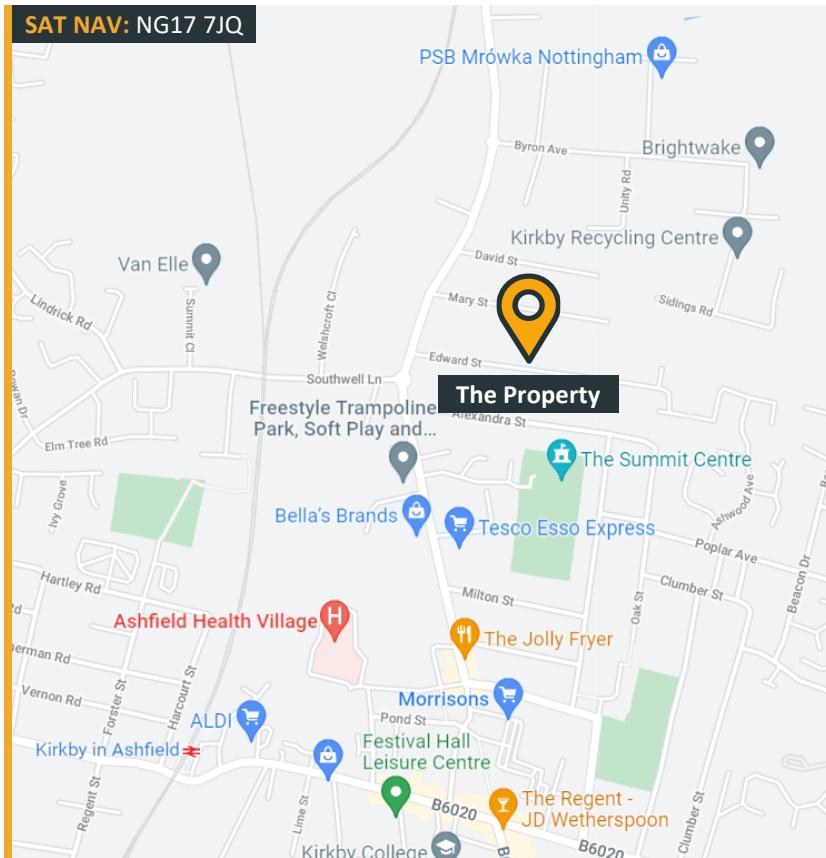
Rateable Value: £13,500

(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.

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