

2 Julias Way | Lowmoor Road | Kirkby in Ashfield | Nottinghamshire | NG17 7RB

Modern detached light industrial/warehouse premises with good sized yard and car parking areas

2,147m²
(23,106ft²)

- Excellent quality warehousing/ light industrial unit
- High quality two storey offices and meeting rooms to the front
- Full height glazed entrance reception
- Additional mezzanines which can be included or removed
- Within easy access of A38 and J28 of the M1 motorway



TO LET



Location



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Video



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Location

The property is situated on the Station Park Estate located just off Lowmoor Road in the Kirkby in Ashfield area of North Nottinghamshire.

The location provides easy access to Sutton Parkway Railway Station and is highly accessible to the A38 and in turn Junction 28 of the M1 motorway.

The Property

The property comprises a detached light industrial/warehouse premises which has been subdivided into two bays and can be amalgamated if required.

The property benefits from a good-sized car park area to the front of the property and a large yard/loading area to the rear on an overall plot of 1.2 acres.

The specification of the property includes:

- Eaves height of 7.5m
- Two full height level access doors
- Three phase power
- Good quality two storey offices with modern LED lighting
- Well appointed meeting room facilities

EPC

To be confirmed.





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Accommodation

From measurements taken on site, we calculate the property has the following gross internal areas:

Accommodation	m ²	ft ²
Unit 2A Warehouse	976	10,507
Unit 2A Ground Floor Office	214	2,300
Unit 2A First Floor Office	171	1,843
Unit 2B Warehouse	786	8,456
Total	2,147	23,106

There are currently additional mezzanine areas fitted within Unit 2A suitable for production or lightweight storage uses. These can either be retained by any prospective occupier or removed prior to lease commencement.

(This information is given for guidance purpose only)

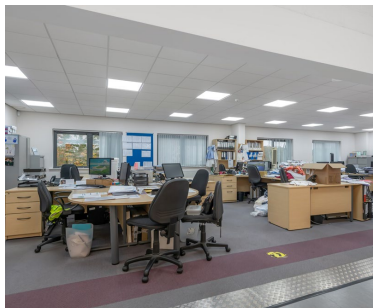
Lease Terms

The property is available on a new FRI lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of

£180,000 per annum exclusive
(One Hundred and Eighty Thousand Pounds)





Location



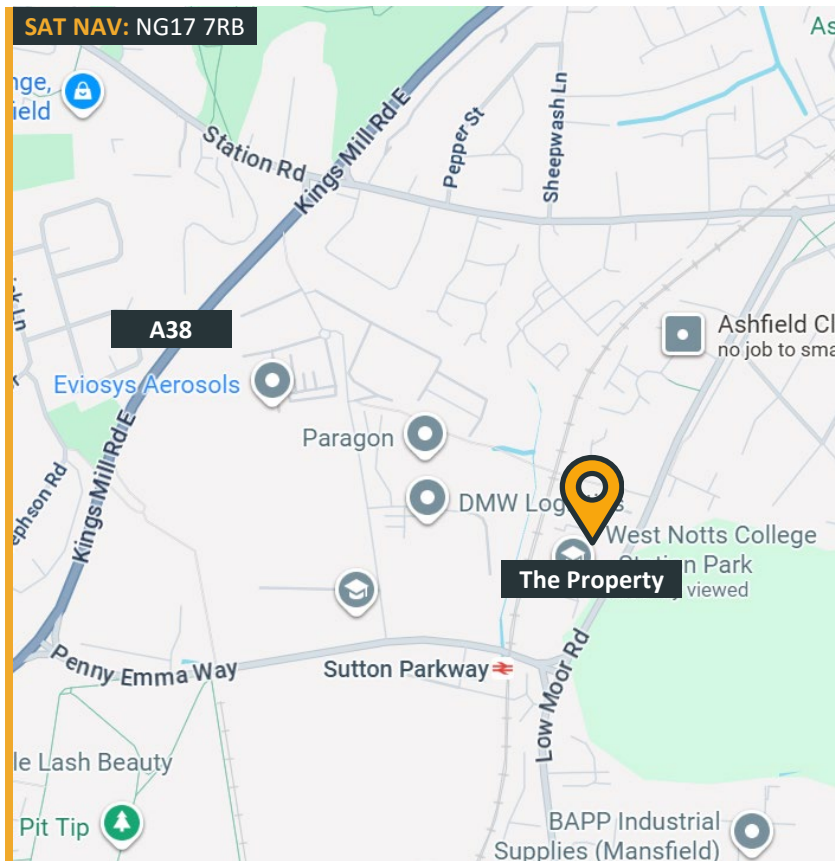
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Planning

The premises are suitable for storage, distribution and light industrial uses in accordance with Use Class B1 and B8. This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

Rateable Value 2023: £106,000
Approx Rates Payable: £58,830 per annum

(This information is given for guidance purposes only, further enquiries should be made of the VOA)

VAT

VAT is applicable 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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