



Image - For illustrative purposes only

TO LET

From 2.7 to 5.5 acres of open storage land on a fenced and gated site

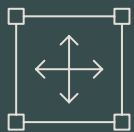
Sidings Road, Kirkby in Ashfield, Nottinghamshire, NG17 7JZ

FINCORN

FLEXIBLE OPEN STORAGE OPPORTUNITY

Flexibly set on one of Kirkby-in-Ashfield's favoured industrial estates, this extensive open storage site offers land from 2.7 to 5.5 acres, just off the A38, within walking distance of Sutton Parkway Station and Kirkby Town Centre, and within a few minutes' drive of Junction 28 of the M1 motorway.

Image - For illustrative purposes only



Flexible open storage
across 5.5 acres of land



Easily accessed from
A38 and Junction 28 M1



Dual access



Securely fenced and
gated site

SECURE & ACCESSIBLE OPEN STORAGE SITE

The site extends to approximately 5.5 acres in total and is well suited to a variety of open storage requirements. The land can be subdivided if required, providing flexibility to accommodate multiple occupiers or operational needs.

Each area will benefit from its own dedicated access points, providing excellent operational efficiency, secure entry, and ease of movement for HGVs, vans, and larger commercial vehicles.

The site can be presented to meet an occupier's requirements, with the ability to incorporate:

- Hard surfacing throughout
- Lighting
- Power

Overall, the property lends itself to a broad range of open storage, industrial, and operational uses, subject to the necessary consents.



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STRATEGIC M1 EAST MIDLANDS LOCATION

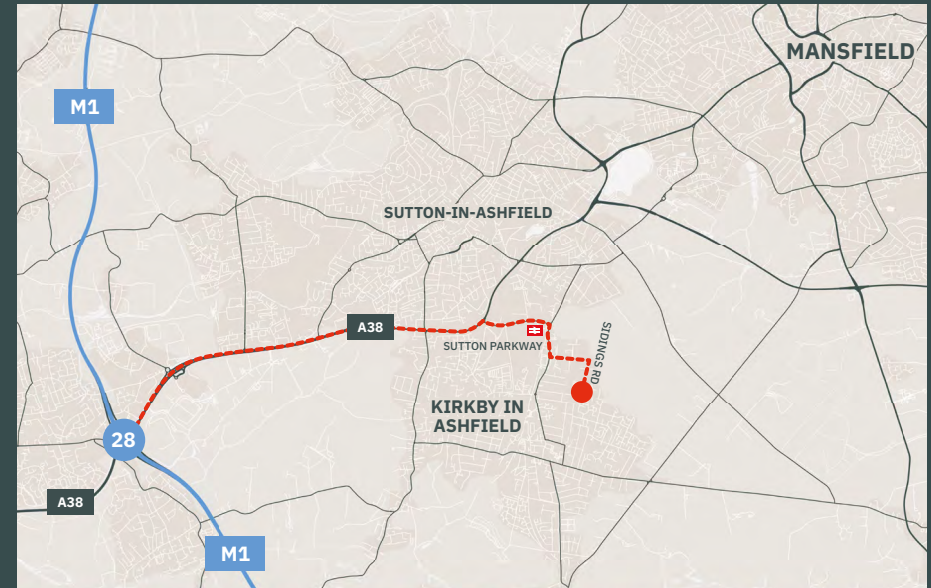
The site occupies a substantial corner plot on Sidings Road, within the well-established Low Moor Industrial Estate in Kirkby in Ashfield. It is home to a range of storage and production occupiers and is strategically located to serve Kirkby, Mansfield, and the wider East Midlands, with excellent connectivity to the national motorway network.

EXCELLENT TRANSPORT LINKS

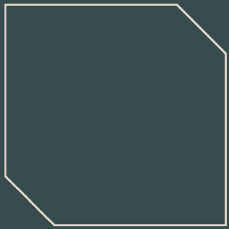
The site benefits from exceptional road connectivity:

- **A38 – immediate access via Low Moor Road / Penny Emma Way**
- **J28 M1 – 3 miles**
- **Mansfield – 4.5 miles**
- **Nottingham – 17 miles**
- **Derby – 21 miles**

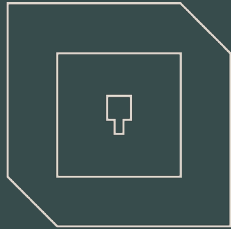
Sutton Parkway Railway Station is located within 1 mile, providing convenient public transport connections.



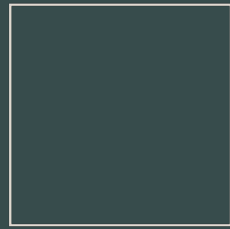
About Concreit



FLEXIBLE



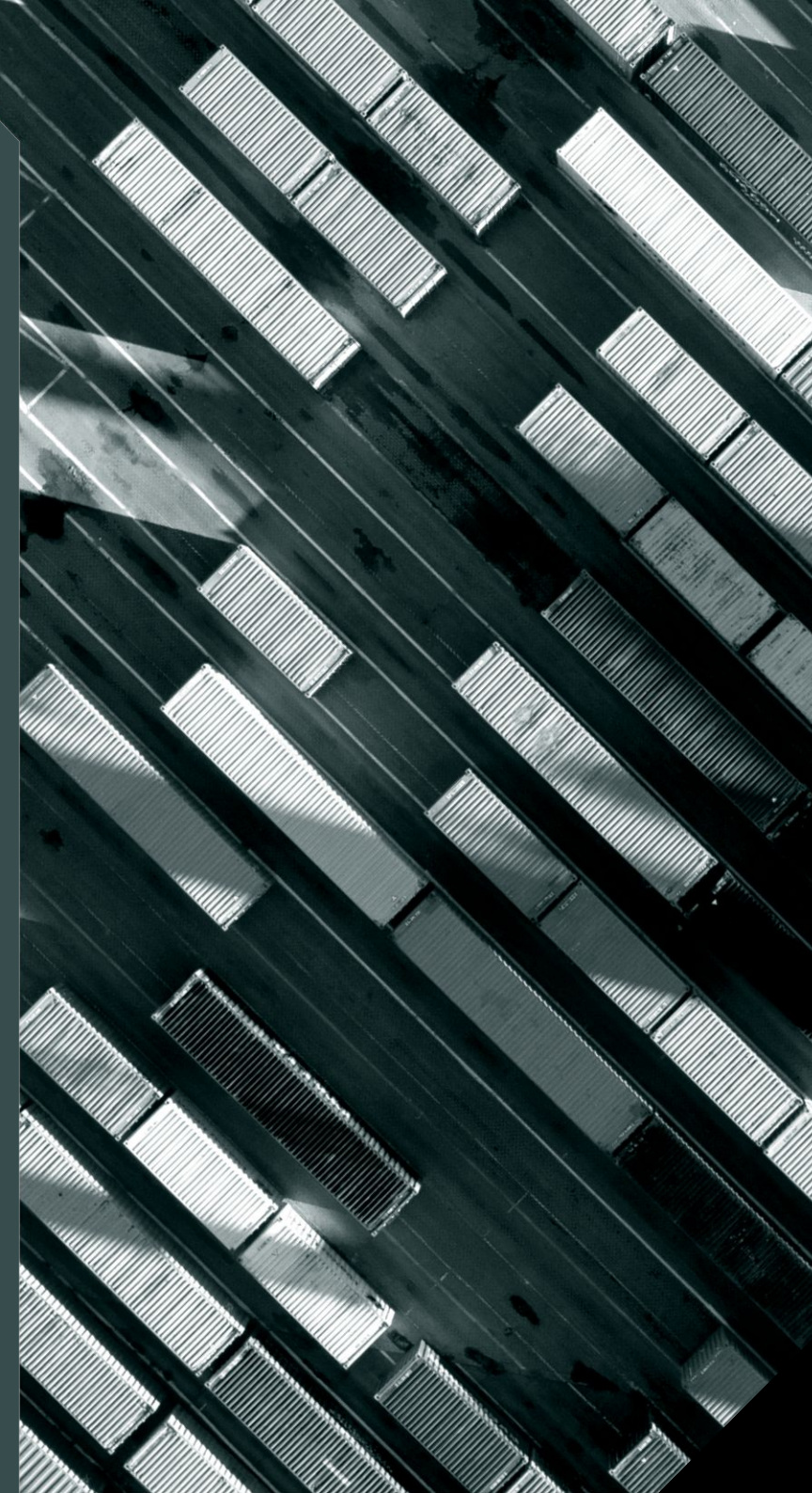
SECURE



OPEN SPACE

Concreit is the UK's leading provider of industrial open storage solutions, offering secure, fully serviced sites tailored to the needs of logistics, construction, and infrastructure businesses. With strategically located facilities featuring HGV-suitable concrete surfaces, 24/7 access, and essential utilities, Concreit ensures seamless operations for clients across the country.

CONCREIT



TENURE

The property is available by way of a new Full Repairing and Insuring lease, for a term of years to be agreed. The lease to be excluded from the Landlord and Tenant Act.

RENT

Available upon application.

USE

We understand that the property benefits from B8 (storage and distribution) use class planning allocation. Interested parties are advised to make their own enquiries with Ashfield District Council.

BUSINESS RATES

Interested parties should make their own enquiries through the local authority.

VAT

VAT will be charged where applicable at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during any transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, proposed tenants will be required to provide proof of identity, ownership/management, address, photographic identification, and, where applicable, source of funding.

LOCAL SUPPORT & INCENTIVES

The site is located within the East Midlands, with potential access to local business support, investment incentives, and planning guidance. Interested parties should make their own enquiries with the local authority.

Get in touch for more information:



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