

For Sale/To Let

**Unit 2 Sidings Road, Lowmoor Business Park, Kirkby - in - Ashfield,
NG17 7JZ**

55,034 sq ft (5,112 sq m)

- 5-minute drive from J28 of the M1
- 6.2m eaves height
- 2 level access loading doors
- Heating and lighting provided
- Canopied loading area
- 2.1 acres (0.85 Ha)



Workshop/ production unit with development potential subject to planning

Location

The property is situated 3 miles from J28 of the M1 and 0.3 miles North of Kirkby in Ashfield town centre. The town hosts a population of 25,265 and is located 5 miles South West of Mansfield and 14 miles North of Nottingham. Furthermore, east midlands airport is only 22 miles away.

Situation

Unit 2 is located in the well-established Low Moor Industrial estate with frontage to Sidings road which adjoins with the A38 and onwards to J28 of the M1 only 3 miles away. Current occupiers in the area include:

- Boots
- Rolls Royce
- Eddie Stobart
- DMW group Ltd

Description

Benefiting a four-bay steel portal frame warehouse with translucent roof lights, this property offers good quality accommodation with a generous yard and some office/ancillary space.

The existing building contains the following salient features.

- 6.2m eaves height
- extensive car parking
- 55,034 sq ft
- 2.1 acres (0.85 Ha) site
- potential for expansion to front of property
- secured property
- canopied loading area

EPC

The energy performance of the building was rated C (61)

Accommodation

Description	Sq ft	Sq m
Warehouse	55,034	5,112.83

Terms/Rent

Upon application

Freehold

Upon application

Services

We understand water, electricity, gas and mains drainage are available to the premises. Interested parties should check adequacy or otherwise for the proposed use.

Business Rates

Rateable value: £165,000

Vat

VAT is applicable

Viewing

By appointment through the sole agent JLL on:

Chris Clark 0773 918 0060

Chris.Clark@eu.jll.com

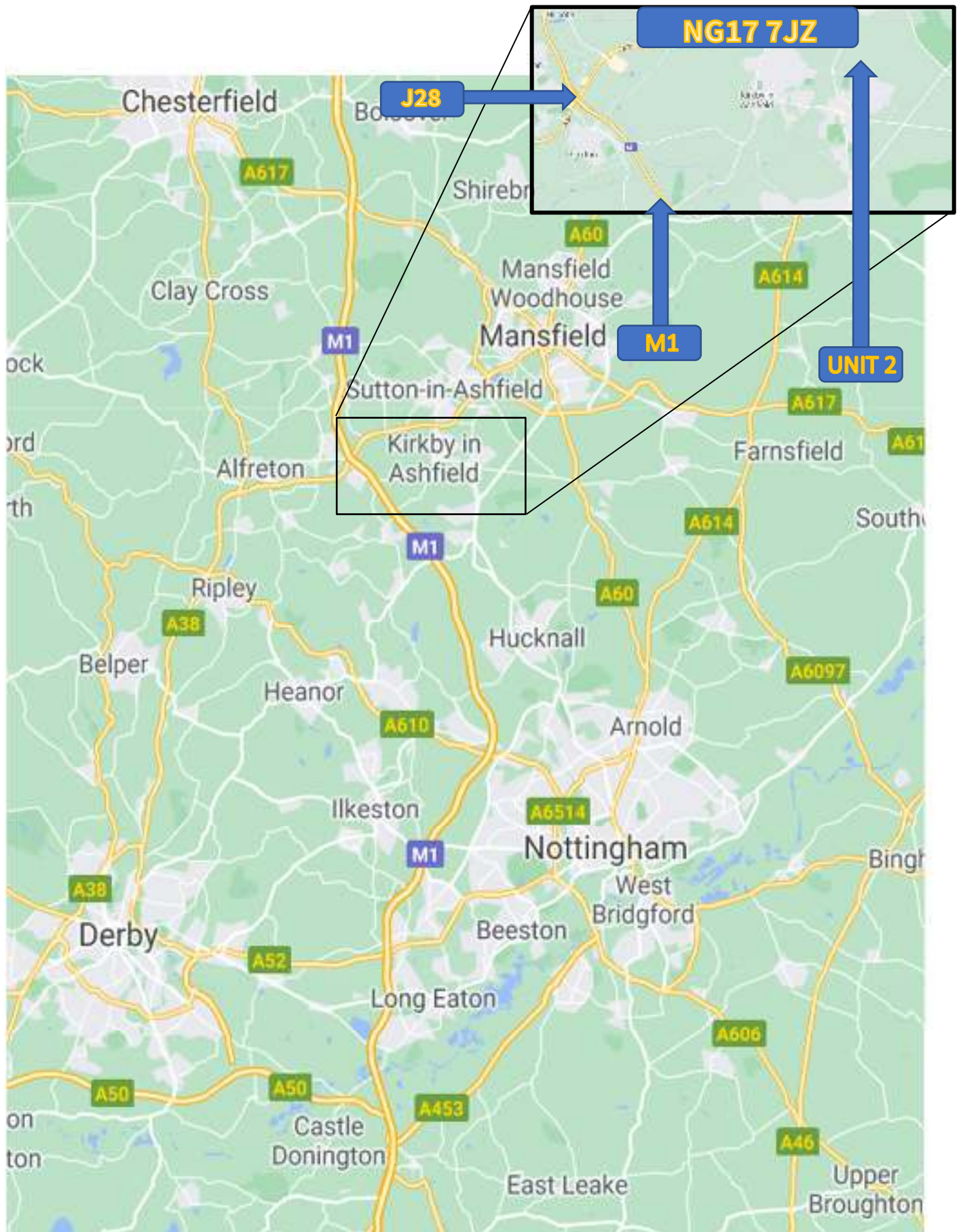
Jamie Durrant 0759 450 9148

Jamie.Durrant@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.