



AVAILABLE Q1 2020

FOR LET/SALE

WORKSHOP/PRODUCTION UNIT
WITH DEVELOPMENT POTENTIAL STP

The Patco Site,
Lowmoor Road,
Kirkby-in-Ashfield,
NG17 7JE



49,517 sq ft
(4,600 sq m)



Highly Prominent



Re-development/
Expansion Potential



Excellent access to
J28, M1

The property is situated 0.3 mile north of the Kirkby-in-Ashfield town centre in a mixed use area and has excellent communication links to Nottingham City Centre (14 miles) and Mansfield (5 miles) from Kirkby-in-Ashfield, with East Midlands Airport circa 22 miles.

Comprising of a warehouse/production unit of linear design, set towards the rear of the site. The property has extensive frontage to Lowmoor Road towards its southern end.

The main building is 4.3m to the eaves and has historically been part chambered to provide a number of working room areas, together with amenity and ancillary facilities. A number of loading doors are situated around the property, with the property benefitting from heating, lighting and air conditioning to part of the office space.

The property is fully secure and offers a very low site coverage with potential for either expansion, or full redevelopment subject to planning.

Description	Sq m	Sq ft
Warehouse/ Production area	3,717.67	40,018
Offices	882.48	9,499
Total	4,600.15	49,517

The property has been measured on a Gross Internal Area Basis.

Site Area – 2.6 Ha (6.5 acres)

Rateable Value- Warehouse & Premises £105,000

EPC - E115

Leasehold - £175,000 per annum exclusive

Freehold - offers are invited for the freehold interest

VAT is applicable

DISTANCES TO:

TOWNS/CITIES

Mansfield 5 miles (8 km)

Nottingham 14 miles (23 km)

AIRPORTS

East Midlands 22 miles (35 km)

RAILWAYS

Sutton Parkway 1 miles (2 km)

MOTORWAYS

M1 (Junction 28) via A38 3 miles (5 km)



Strictly by appointment only with the sole agents



James Keeton

Tel / +44 (0) 115 908 2141

Email James.Keeton@eu.jll.com