



3,287 Sq Ft (305.36 Sq M)

- Modern End Terrace Unit
- Warehouse Lighting
- Level Access Loading
- Fitted and kitchen and WC
- Existing Tenant fit-out can be retained by negotiation

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Location

The property is located upon the popular and established Park Lane Business Park, positioned on the edge of Kirkby in Ashfield. Access to the estate can be via either J27 or J28 of the M1 with the A38 providing the most convenient access to J28 only 4 miles away.

Description

Modern end terrace warehouse/light industrial unit. The unit is of steel portal frame construction with brick and blockwork elevations to approx. 2m with insulated steel profile cladding above to the eaves and a steel profile clad pitched roof.

The unit benefits from warehouse lighting, level access loading door, and an internal eaves height of 6.83m. The internal fit-out provides reception, kitchen and WC at ground floor with office and storage at first floor. Externally there are 4 allocated parking spaces, including one lined as disabled.

The unit currently features the existing tenant's comprehensive fit-out. This includes laboratory / clean room facility on the ground floor and additional office / storage at first and second floor levels. There is potential for this fit-out to be retained by an incoming occupier subject to negotiation.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor - Warehouse	1,587	147.43
Ground Floor - Ancillary / Welfare	362	33.63
Ground Floor - Under Mezzanine	488	45.34
First Floor - Office	362	33.63
First Floor - Mezzanine Storage	488	45.34
TOTAL	3,287 SQ FT	305.36 SQ M

Terms

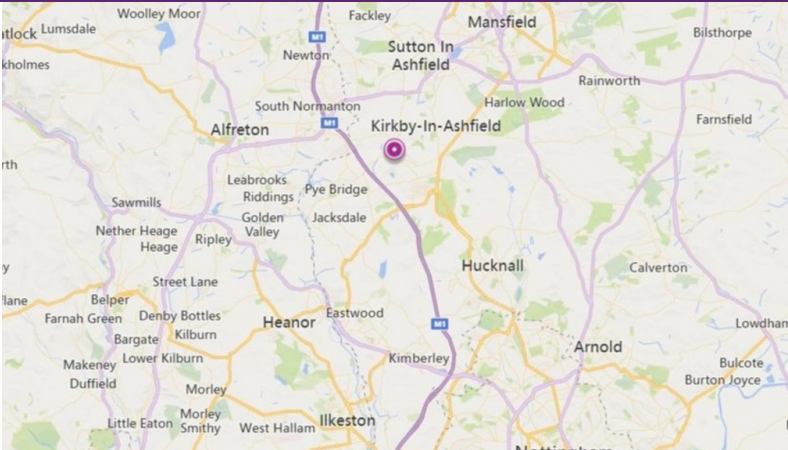
The premises are available by way of a new full repairing and insuring lease at an initial rent of £27,250 per annum

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

We understand the Rateable Value for the property is £13,500 effective from 1st April 2023.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
Brodie Faint
M: 07516 770 513
E: brodie@cphpartners.co.uk
Sean Bremner MRICS
M: 07541 505 980
E: sean@cphpartners.co.uk

November 2024



COMMERCIAL PROPERTY PARTNERS

0115 896 6611

www.cphpartners.co.uk

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