



Unit 11 Lowmoor Court, Kirkby in Ashfield NG17 7DG Offers In The Region Of £120,000

End terraced workshop with a floor area of 134.03 sq.m. (1442 sq.ft) and a mezzanine of 65.37 sq.m (704 sq.ft).

The unit is situated on Lowmoor Court which is a development of 15 units situated off Sidings Road which forms part of the long established Lowmoor Industrial Estate which provides storage and a further office.

DESCRIPTION

The unit is situated on Lowmoor Court which is a development of 15 units situated off Sidings Road which forms part of the long established Lowmoor Industrial Estate. Lowmoor Court is within walking distance of the centre of the large town of Kirkby in Ashfield, close to bus routes and Kirkby Hardwick Railway Station, with good road access to the Junction 28 of the M1 Motorway.

The premises are constructed of a steel portal frame with cavity brick walls under a pitched roof covered with profile sheeting. The 15 units within Lowmoor Court are of a similar size, with one much larger unit and all of them are enclosed by palisaded fencing with an electric gate for additional security.

The units are ideal for a wide variety of purposes.

LOCATION

Lowmoor Court is situated on the eastern end of Lowmoor Industrial Estate. It is accessed via Byron Avenue and Sidings Road which then leads to the east to Lowmoor Court which is a development of 15 industrial units within a yard which is bounded by palisaded fencing with an electric gate.

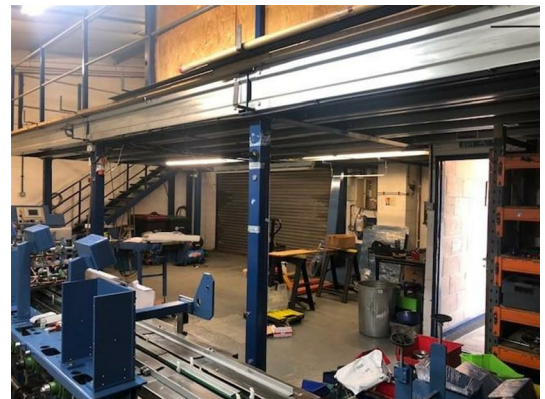
Lowmoor Industrial Estate is within easy walking distance of the centre of the large town of Kirkby in Ashfield, which provides a wide range of shops including an Aldi and Morrisons supermarket and has regular bus and train services to Nottingham and Mansfield which are some 12 and 6 miles away respectively. There is good road access to Junctions 27 and 28 of the M1 Motorway which is approximately 6 miles away.

ACCOMMODATION

The accommodation consists of the following:

WORKSHOP 38'9" x 4'4" (11.83m x 1.33m)

With roller shutter door 3.6m wide x 4.07m high. Three phased electricity supply. Double glazed window. Personnel door to lobby with access to office.



OFFICE 9'7" x 8'10" (2.93m x 2.71m)

With fluorescent lights, double glazed window and external security shutter.

STAFF ROOM 8'2" x 6'11" (2.49m x 2.12m)

With WC

WC 8'2" x 4'11" (2.51m x 1.51m)

With low level WC, wash hand basin with hot and cold water.

METAL STAIRCASE TO MEZZANINE



MEZZANINE 23'10" x 17'5" + 22'2" x 8'0" (7.27m x 5.31m + 6.77m x 2.45m)

With an office



OFFICE 2 14'7" x 8'8" (4.46m x 2.66m)

With two florescent lights and double glazed window.

OUTSIDE

There is parking immediately to the front of the unit and within the court yard.



SUMMARY OF FLOOR AREAS

End terraced workshop with a floor area of 134.03 sq.m. (1442 sq.ft)

Mezzanine of 65.37 sq.m (704 sq.ft).

SERVICES

Mains water, electricity, drainage and three phased electricity are connected to the property.

LOCAL AUTHORITY

Ashfield District Council

RATING

From an inspection of the Rating List on the internet we understand the property has a rateable value of £6,500 per annum and the property should qualify for Small Business Rate Relief on the rates payable.

VIEWING

By appointment with the Agent WA Barnes.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

