

# [1]

## PARK LANE BUSINESS PARK

**TO LET**

Kirkby-in-Ashfield  
Nottingham  
NG17 9LE

**High Quality Self-Contained Industrial Warehouse**



# 53,836 SQ FT (5,002 SQ M)

- Located less than 4 miles to both J27 & J28 M1
- 8m eaves
- Level access and dock level loading provision
- Established business park location

# [1]

## PARK LANE BUSINESS PARK

### Description

The property comprises a high quality detached industrial warehouse building of steel portal frame construction with accommodation provided over two bays. The elevations are of brick and blockwork construction, surmounted by a profile cladding system to eaves and some aesthetic features to the front facade. The roof to each bay is pitched and of an insulated cladding system. Key features of the building include:

- 8m eaves height
- 2 dock level access loading doors
- 3 ground level access loading doors
- Power floated concrete floor slab
- 30m concrete surfaced loading yard
- Racking
- Fenced and gated concrete yard
- Parking for approximately 50 cars in a dedicated car park
- Modern warehouse lighting & heating
- High quality open plan air-conditioned offices (with meeting rooms)
- EPC Rating C-56

### Accommodation

In its current layout the property provides the following:

Description	SQ M'	SQ FT
Warehouse	3,239	34,861
Ground floor office / ancillary	960	10,329
First floor office / ancillary	803	8,646
<b>Total</b>	<b>5,002</b>	<b>53,836</b>

\* (indicative GIA)

### Rateable Value

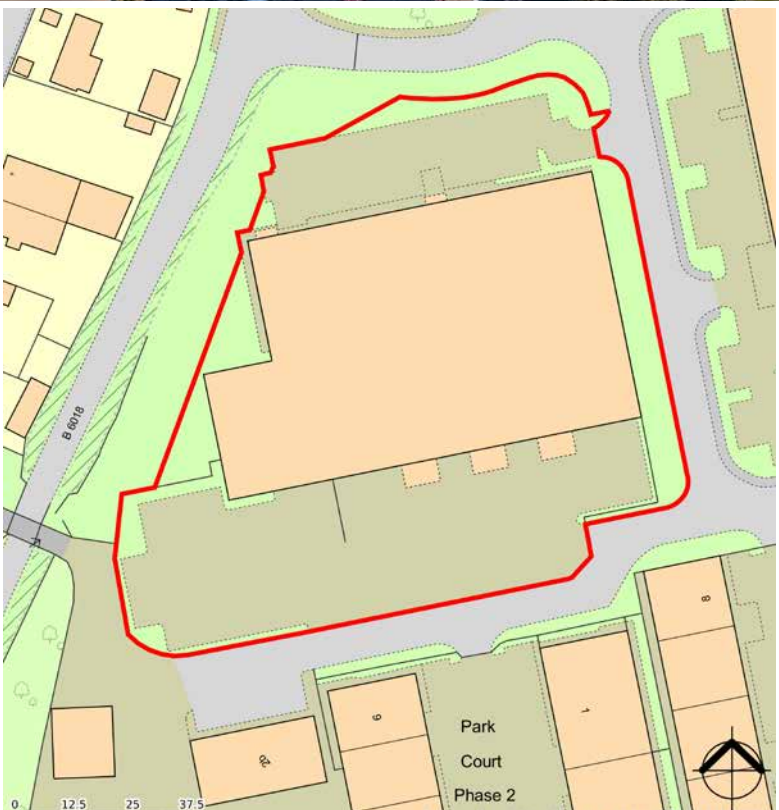
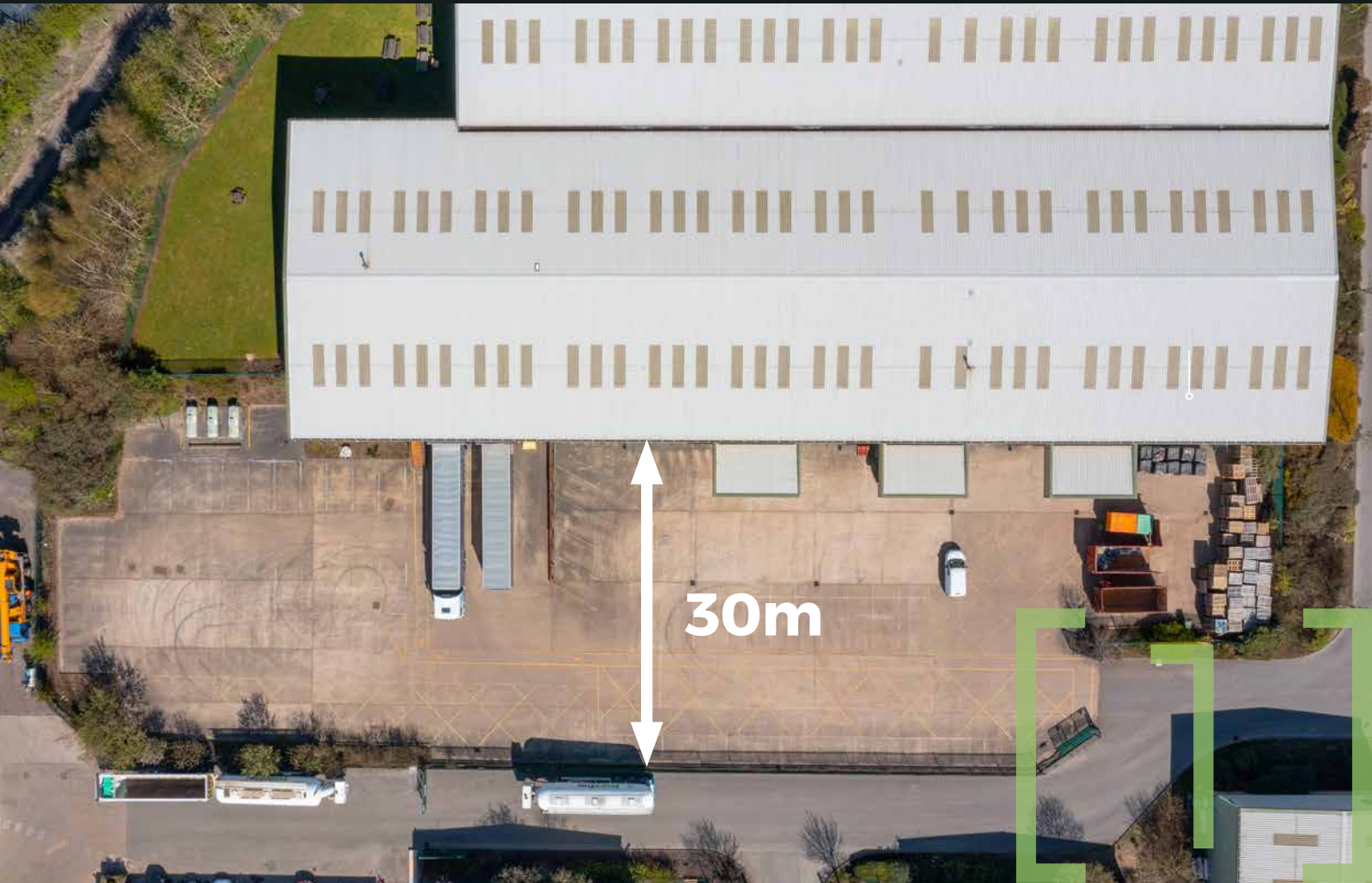
Assessed as "Warehouse & Premises" with a 2017 Rateable Value of £200,000.

[VIEW THE VIDEO](#)





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## Location

The Park Lane Business Park is located South-West of Kirkby-in-Ashfield in North Nottinghamshire. A key town in the Mansfield and Ashfield Districts. The A38 is 1.5 miles to the North and provides a predominantly dual-carriageway link to Junction 28 of the M1 motorway which is circa 4 miles drive. The close proximity to the M1 enables good connectivity to the wider road infrastructure and key locations including those listed below:

Nottingham	17 miles	34 minutes
Derby	20 miles	30 minutes
East Midlands Airport	27 miles	25 minutes
Sheffield	33 miles	40 minutes
Leeds	62 miles	68 minutes
Birmingham	64 miles	64 minutes



## Contact

Enquiries are invited on a leasehold basis:

**Sean Bremner**

M: 07541 505980

E: sean@cppartners.co.uk

**Will Torr**

M: 07866 716974

E: wtorr@heb.co.uk



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