



TO LET

UNIT 3, PARK COURT

PARK LANE BUSINESS PARK,
KIRKBY-IN-ASHFIELD,
NOTTINGHAMSHIRE NG17 9GW

234 sq m **(2,518 sq ft)**

Modern, high-quality end-terrace
warehouse unit

- Situated on the well-established Park Lane Business Park
- Exceptional transport links, 4 miles from A38, close to J27 / 28 M1 Motorway
- Clear span warehouse, office & W.C / shower facilities
- Level access loading, roller shutter door
- Shared secure yard, car parking
- Eaves height 6.8m



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

AVAILABLE
Q1, 2027





LOCATION

Unit 3, Park Court is situated on the established Park Lane Business Park in Kirkby-in-Ashfield, offering exceptional transport links just 4 miles from the A38 and close to Junctions 27 and 28 of the M1 motorway, providing fast regional and national access.

DESCRIPTION

Unit 3, Park Court provides a modern, end terrace warehouse unit of steel portal framed construction with brick / block / cladding elevations / roof with the benefit of translucent roof lights. Internally, the unit has the following specification:

Clear span warehouse space

- Manual up and over roller shutter door
- Level access loading
- Eaves height: 6.8m
- High bay lighting
- Office accommodation
- W.C / Shower facilities

Externally, the property has the benefit of designated car parking and a shared secure yard.

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Warehouse	200	2,152
Ancillary	34	365
TOTAL GIA	234	2,518

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

Please contact the marketing agents for further information.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Ashfield District Council
Description:	Store & Premises
Rateable Value:	£14,750
Period:	2025/26

TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

RENT

£20,000 per annum exclusive.

VAT

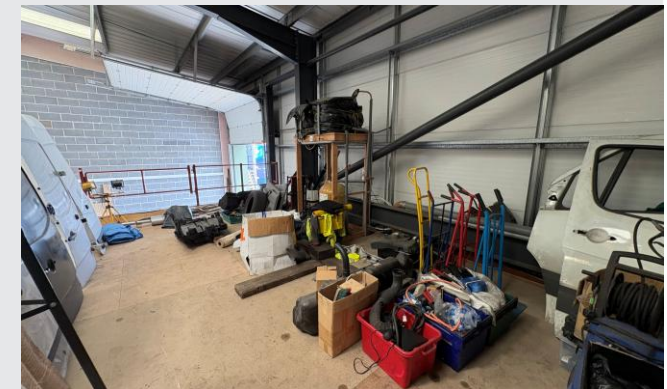
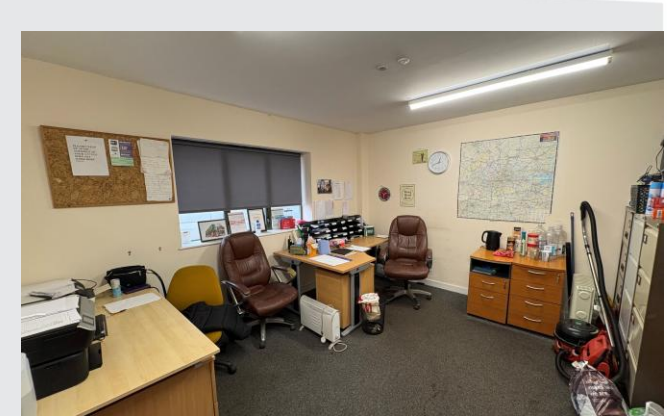
VAT is applicable to the rent at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

THOMAS SZYMKIW
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CHARLOTTE STEGGLES
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.