



Unit G
Westminster Trading Estate
Station Road
North Hykeham
Lincoln
LN6 3QY

Warehouse, Office and Secure Yard

Warehouse, Office and Secure Yard

- 291 sqm (3,132 sq. ft) GIA
- 0.38 Acre Yard
- 5 Ev Charging Points
- Secure gated site
- 2 x Electric Roller Shutter Door
- 2 Bay workshop
- Ground and First Floor Offices
- EPC – D (82)

TO LET - £30,000+vat pa



Description

The Property comprises a rarely available detached warehouse and offices with secure gated yard. The overall accommodation extends to 3,132 sqft and is situated on a 0.38 acre plot.

The building provides a two bay warehouse, ground floor reception, office, further first floor offices and kitchenette on each floor.

The site provides an excellent opportunity for external storage and benefits from 5 No. EV Charging points.

Accommodation

Description	Level	Sq Ft	Sq M
Warehouse	Ground	1,722	160
Office	First	613	57
Office	First	388	36
Storage	First	409	38
		3,132	291



Location

The property is situated on established and sought after Westminster Trading Estate, which is ideally positioned in the heart of Lincoln's prime commercial district.

Westminster Trading Estate is a thriving business park 6 miles south of Lincoln City Centre and positioned with easy access to the A46 Lincoln Bypass. The A46 in turn delivers quick easy access to Lincoln City Centre, Newark (A1) and Nottingham.

Further Information

SERVICES

Electric (including 3 phase), water and drainage are connected to the premises.

Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

EPC

The building has a CEPC Rating of D (82).

TENURE

The Property is available by way of a new letting at an annual rent of £30,000 +vat.

DEPOSIT

A deposit equivalent to 3 months rent will be required.

LEGAL COSTS

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

VAT

We are advised VAT will be applicable.

VIEWINGS

Strictly by appointment only: Wood Moore & Co Ltd
Tel: 01522 438880



Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be place. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate.





Jasper Caudwell BSc (Hons) MRICS
Director
T: 07951344794
E: jcaudwell@woodmoore.co.uk

Jamie Thorpe BSc (Hons) MRICS
Director
T: 07304 072391
E: jthorpe@woodmoore.co.uk

Garry Wood BSc (Hons) MRICS
Director
T: 07790 831915
E: garry@woodmoore.co.uk