

TO LET

WORKSHOP AND OFFICES WITHIN SECURE YARD

- Popular industrial location
- Easy access to the Lincoln By-pass
- Office and separate workshop
- Approx 0.3 acres



45 Monks Way Industrial Estate
Monks Road, Lincoln, LN2 5LN



Location

The property is situated at Monks Way Industrial Estate on Monks Road in Lincoln. The estate is an established industrial and commercial location, positioned approximately half a mile from Lincoln city centre. The surrounding area comprises a range of industrial units and commercial businesses, providing a well-established business environment. Nearby occupiers include automotive businesses, electrical contractors, trade suppliers and other local commercial enterprises. The property is well located for access to Lincoln city centre and the wider road network, including the Lincoln Bypass which provides connections to the surrounding towns and regional transport routes. Other industrial and commercial areas are easily accessible from this location.

Description

The property comprises a self-contained site including an office block to the front of brick and blockwork construction under a pitched roof. The offices provide a reception area, general office, kitchen and WCs. There is some loft storage space above the offices.

To the rear of the site there is a standalone two bay workshop of brick construction with each bay having its own full height shutter door to the front elevation.

Externally there is a concrete and tarmac surfaced yard. There is palisade fencing and a pair of palisade gates.



Accommodation

Offices	50.0 sq m	538 sq ft
Loft storage	37.3 sq m	402 sq ft
Workshop	101.7 sq m	1,095 sq ft
Total	189.0 sq m	2,035 sq ft



Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £22,500 pa exclusive. The length of lease by negotiation subject to a minimum term of three years.

Additional Information

Local Authority: City of Lincoln Council

Rateable Value: £16,000

EPC: The property has an Energy Performance asset rating E.

Services: Mains water, electricity and drainage are connected to the property. Occupiers are advised to check on the suitability of supplies for their proposed use.

VAT: All figures quoted are exclusive of VAT. We are awaiting confirmation from our clients as to whether VAT is applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs: Each party will be responsible for their own legal costs incurred.

Viewings

Viewings are strictly on an accompanied basis, by prior appointment, please contact the joint Agents:

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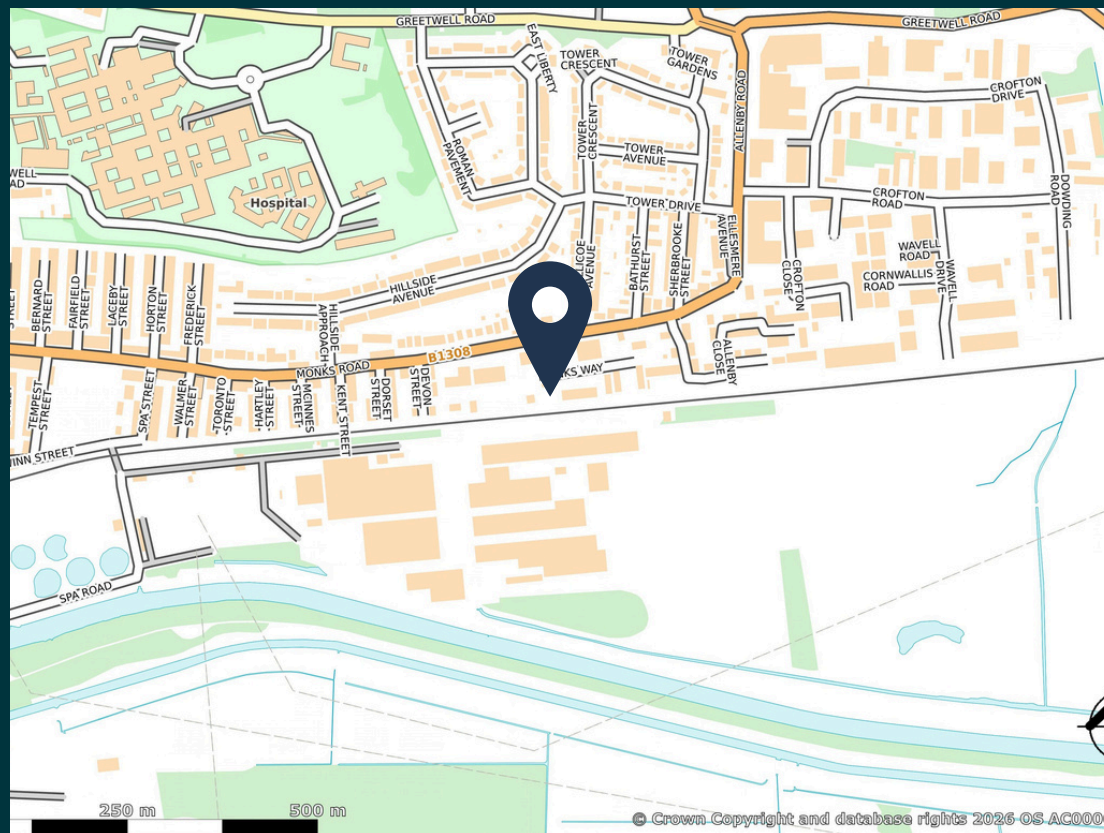
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