

Units 1-4  
Westminster Trading Estate  
Station Road  
North Hykeham  
Lincoln  
LN6 3QY

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Final Unit remaining



#### 4 Newly Refurbished Light Industrial Units

- Accommodation of 1,309 sqft GIA
- Allocated yard and parking areas with each Unit
- Secure gated site
- Electric Roller Shutter Doors
- 4.2m eaves (6.4m max height)

TO LET - from £1,165+vat pcm



# Description

The Property comprises a development of 4 modern light industrial units that have undergone a full scheme of refurbishment works.

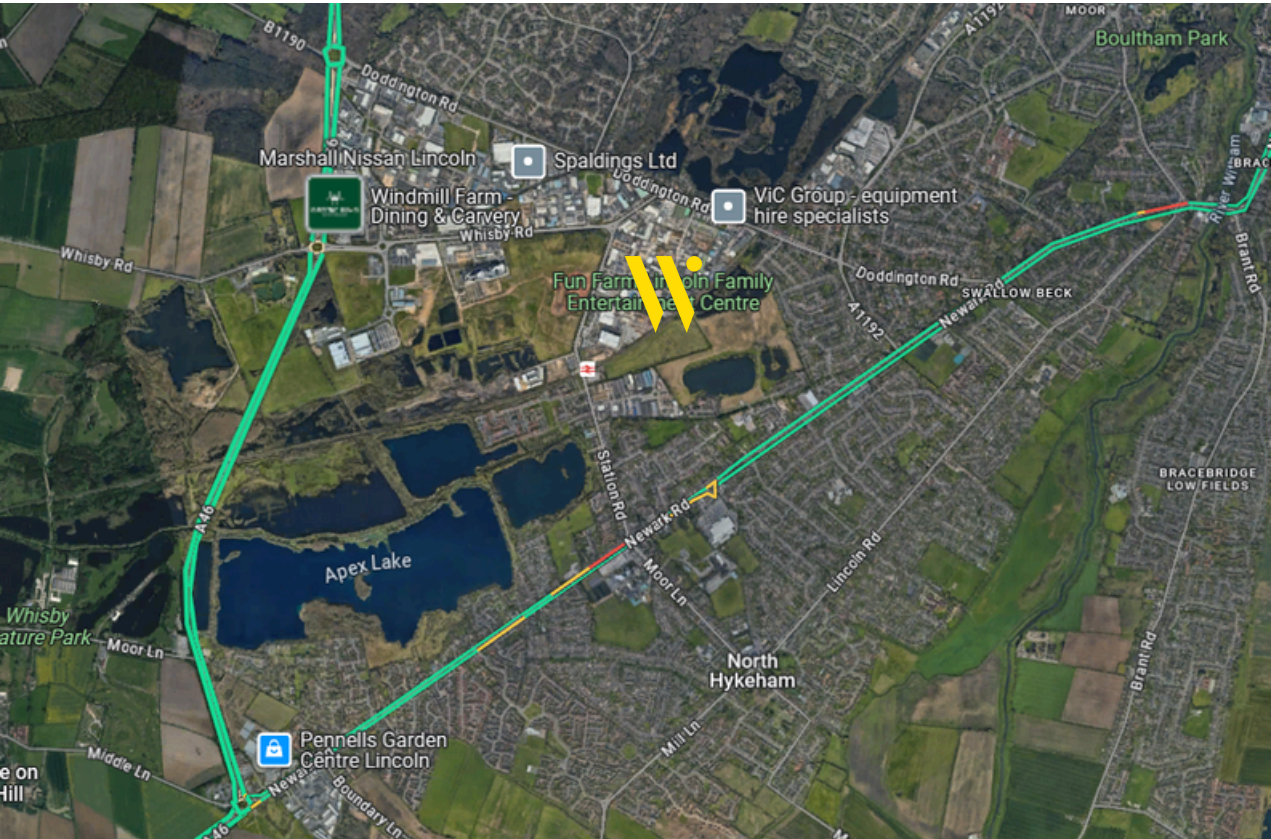
The units each benefit from modern insulating cladding, with intermittent translucent roof panels for natural light, LED lighting, electric roller shutter doors, fire alarms, WC's, kitchenettes and a gated site with either shared or private yard areas.

# Location

The property is situated on established and sought after Westminster Trading Estate, which is ideally positioned in the heart of Lincolns 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.

# Accommodation Schedule



Description	Size (sqft)	Roller Shutter	Yard	Eaves + Max Height	Rent / pcm	Rent / pa
Unit 1	880	3.5m (w) x 4.0m (h)	Shared	4.2m (6.4m max height)	LET	
Unit 2	880	3.5m (w) x 4.0m (h)	Shared	4.2m (6.4m max height)	LET	
Unit 3	1,335	3.2m (w) x 4.0m (h)	Private	4.2m (6.4m max height)	£1,165	£13,980
Unit 4	1,309	3.9m (w) x 4.0 (h) (plus second shutter to private yard)	Shared + Private	4.2m (6.4m max height)	LET	



# Further Information

## SERVICES

Electric (including 3 phase), water and drainage are connected individually to each unit.

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 an EPC rating of B.

## TENURE

The Property is available TO LET by way of a new letting as the prices stated within the 'accommodation schedule'.

## 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.



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WESTMINSTER ROAD

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