

WOOD MOORE



Unit H3, Castings Way, Lincoln, LN6 9WG

To Let | 2,162 sq ft

Modern Hybrid Warehouse & Office Accommodation 2,162 sq ft (200.92 sq m) | Prime Leafbridge Business Park Location

woodmoore.co.uk

Unit H3, Castings Way, Lincoln, LN6 9WG

Summary

- Rent: £22,000 per annum
- Business rates: £3.17 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (29)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



Description

A modern, high-specification hybrid business unit providing a combination of warehouse and office accommodation over two floors. The property comprises an open plan warehouse/workshop at ground floor together with high quality office accommodation at first floor, making it suitable for a wide variety of industrial, trade counter, storage and business uses (subject to any necessary consents).

The warehouse benefits from excellent loading facilities via an electrically operated roller shutter door measuring approximately 3.60m wide x 3.00m high, together with separate pedestrian access, WC facilities and allocated on-site parking. The first floor provides well-presented open plan offices with suspended ceilings incorporating LED lighting, air conditioning, perimeter trunking and additional WC facilities.

The property occupies a prominent position within the established Leafbridge Business Park, one of Lincoln's premier commercial developments.

Location

The property is situated on Leafbridge Business Park, Station Road, North Hykeham, approximately one mile from the A46 Lincoln Bypass, providing fast access to Newark, Nottingham and Leicester, whilst the A1 is approximately 10 miles to the south.

Leafbridge is a well-established commercial development adjoining the Access Lincoln Transport Hub and North Hykeham Railway Station, offering excellent connectivity by road, rail and public transport. Lincoln City Centre lies approximately 7 miles to the north-east.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (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 and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Accommodation

The property has been measured on a Gross Internal Area basis as follows:

Floor/Unit	Building Type	Size	Availability
Ground	Industrial / Warehouse	1,081 sq ft	Available
1st	Office	1,081 sq ft	Available

Viewings

Viewings are strictly via the appointed agents.

Terms

The property is available To Let on a new full repairing and insuring lease for a term to be agreed.

Rent available upon application.

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

Services

We understand the property benefits from mains electricity (including 3 Phase), water and foul drainage. Interested parties are advised to satisfy themselves as to the availability and capacity of all services prior to entering into any legal commitment.

VAT

VAT will be charged where required.

