



WOOD MOORE

J4 – J6 Parkes Way, Leafbridge, Lincoln, LN6 9WG

To Let | 5,120 sq ft

LAST UNIT REMAINING; Unit J6, 5,120 sqft @ £37,000 P.A.X

woodmoore.co.uk

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Summary

- Rent: £37,000 per annum
- Service charge: £0.40 per sq ft A full budget is available.
- Car parking charge: n/a
- VAT: Applicable
- EPC: A (18)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

5,120 SQFT Brand new light industrial unit benefiting from 5.4m clear eaves, electric roller shutter doors 3.65m (w) x 3.00m (h), and allocated parking, available to let immediately. Units J5 & J6 are currently under offer.

The Units have been developed to a high standard and of steel portal frame construction, with brick and block lower elevations that are surmounted by insulating cladding to the upper elevations and roof. The Property further benefits from 3 Phase power, electric Roller shutter doors, allocated Parking and disabled toilet.

Location

Leafbridge is well located in Lincoln's prime Business District adjacent to Hykeham Station, with direct connections to Lincoln Central, Newark Northgate and Nottingham. The development is situated close to the A46 Lincoln bypass providing easy access to Lincoln city centre only 4 miles away. Leafbridge is also only 10 miles from the main A1, A17 and A46 road interchange

Accommodation

Name	sq ft	Rent	Service charge	Availability
Unit – J4	5,120	£37,000 /annum	£0.40 /sq ft	Available
Unit – J5	4,080	£30,000 /annum	£0.40 /sq ft	Under Offer
Unit – J6	3,136	£23,000 /annum	£0.40 /sq ft	Under Offer
Total	12,336			



Services

Electric (3 Phase Power available), water and drainage are connected 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.

Service Charge

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas (c£0.40/sqft).

Parking

Each unit benefits from the following parking allocation:

- J1 – 8 spaces
- J2 – 8 spaces
- J3 – 6 spaces
- J4 – 10 spaces
- J5 – 8 spaces
- J6 – 7 spaces



