

Light Industrial TO LET



Units 1-4, Westminster Road, Lincoln, LN6 3QY

4 Newly refurbished light industrial units, with associated yards, available to rent.

Summary

Tenure	To Let
Available Size	1,335 sq ft / 124.03 sq m
Rent	£13,980 per annum
Service Charge	N/A
Business Rates	Upon Enquiry
EPC Rating	B

Key Points

- Accommodation from 1,335sqft GIA
- Allocated yard and parking areas with each Unit
- Secure gated site
- Electric Roller Shutter Doors
- Newly Refurbished throughout
- 4.2m eaves (6.4m max height)

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DESCRIPTION

The Property comprises a development of 4 modern light industrial units that have undergone a full scheme of refurbishment works and are now available to rent.

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

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.

Name	Building Type	sq ft	Tenure	Rent	Monthly Rent	Availability
Unit - 1	Warehouse	880	To Let	£9,000 /annum	£750	Under Offer
Unit - 2	Warehouse	880	To Let	£9,000 /annum	£750	Under Offer
Unit - 3	Light Industrial	1,335	To Let	£13,980 /annum	£1,165	Available
Unit - 4	Light Industrial	1,309	To Let	£13,020 /annum	£1,085	Under Offer
Total		4,404				

ACCOMMODATION

- Unit 1 - 880 sqft = LET
- Unit 2 - 880 sqft = LET
- Unit 3 - 1,335 sqft = £1,165 pcm (shared and private yard)
- Unit 4 - 1,309 sqft = LET

SERVICES

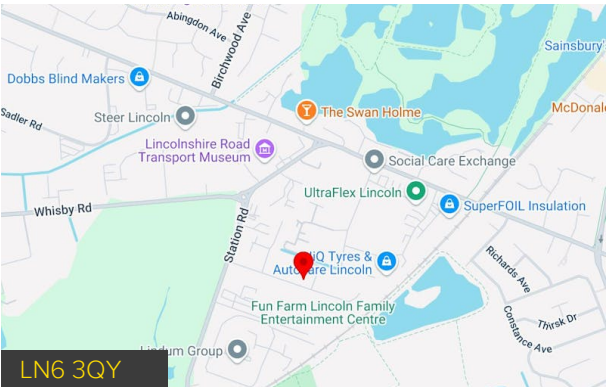
Electric (including 3 phase), water and drainage are connected individually to each unit. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

RATEABLE VALUE

We understand small business rates relief is likely to be available to each of the Properties (subject to status) and recommend interested parties make further enquiries with the local charging authority.

EPC

Each unit has an EPC rating of B.



Viewing & Further Information

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