

# Light Industrial TO LET

WOOD MOORE

AVAILABLE IMMEDIATELY



## F2, Leafbridge, Lincoln, LN6 9WG

Modern warehousing extending to 184.2 sq m (1,983 sq ft) - TO LET

### Summary

Tenure	To Let
Available Size	1,983 sq ft / 184.23 sq m
Rent	£17,000 per annum
Service Charge	£0.40 per sq ft A full budget is available.
Rates Payable	£3.68 per sq ft
Rateable Value	£14,500
EPC Rating	B (45)

### Key Points

- Extending to 184.2 sq m (1,983 sq ft) GIA
- Electric Roller shutter, 3.6 m (w) x 3.8 m (h)
- EPC - B (45)
- Available Immediately
- Clear eaves of 5.5 m (18 ft)
- Allocated Parking
- Suitable for Variety of uses
- New key point...

# F2, Leafbridge, Lincoln, LN6 9WG

## DESCRIPTION

Modern 184.2 sq m (1,983 sq ft) warehouse with clear eaves of 5.5 m TO LET immediately. The unit has been developed to a high standard and is of steel portal frame construction, with brick and block lower elevations surmounted by insulated cladding to the upper elevations and roof.

The Property further benefits from electric Roller shutter door (3.6 m x 3.8 m) , 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

Modern light industrial unit benefiting from 5.5 m clear eaves, electric roller shutter door 3.6m (w) x 3.8m (h), and with allocated parking.

Name	sq ft	Tenure	Rent	Service charge	EPC	Monthly Rent
Ground - Warehousing	1,983	To Let	£17,000 /annum	£0.40 /sq ft	-	£1,416.67
Total	1,983					

## VIEWINGS

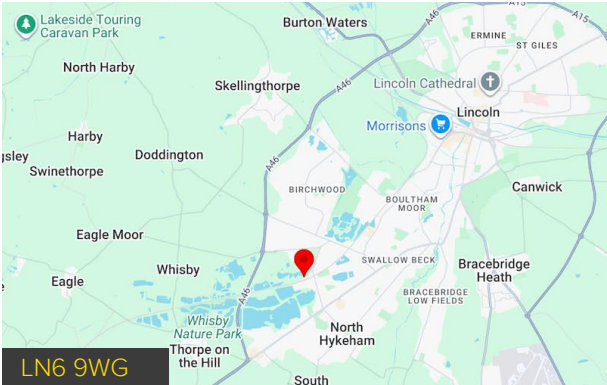
Please contact Wood Moore & Co for further information, and to arrange access for viewings.

## SERVICES

Electric (single phase power), 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. This equates to approximately £0.4/sqft leased but a full budget/costs can be provided to any interested party.



## Viewing & Further Information

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