

Industrial TO LET



Unit G, Westminster Road, Lincoln, LN6 3QY

Warehouse and 0.38 Acre Yard To Let, Lincoln

Summary

Tenure	To Let
Available Size	3,132 sq ft / 290.97 sq m
Rent	£30,000 per annum
Service Charge	N/A
Business Rates	Upon Enquiry
EPC Rating	D (82)

Key Points

- 291 sqm (3,132 sqft)
- 0.38 Acre site
- Secure and gate compound
- 5No. EV charging points
- 2 Roller shutter doors
- 2 bay workshop
- EPC D82

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DESCRIPTION

The Property comprises a rarely available detached warehouse and offices with secure gated yard. The overall accommodation extends to 3,132 sqft and is situated on a 0.38 acre plot.

The building provides a two bay warehouse, ground floor reception, office, further first floor offices and kitchenette on each floor.

The site provides an excellent opportunity for external storage and benefits from 5 No. EV Charging points.

LOCATION

The property is situated on established and sought after Westminster Trading Estate, which is ideally positioned in the heart of Lincoln's 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 accommodation offers 2,335 sq ft of ground floor space with 797 sqft of first floor offices and mezzanine storage.

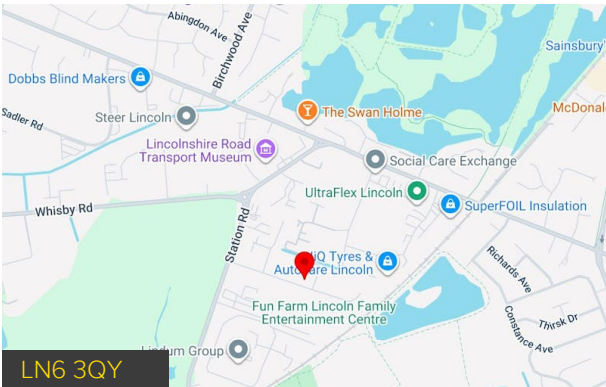
Name	Size	Tenure	Availability
Outdoor - Yard	0.38 Acres	To Let	Under Offer
Ground - Warehouse	1,722 sq ft	To Let	Under Offer
Ground - Office	613 sq ft	To Let	Under Offer
1st - Office	388 sq ft	To Let	Under Offer
1st - Storage	409 sq ft	To Let	Under Offer

SERVICES

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

TENURE

The Property is available by way of a new letting at an annual rent of £30,000 +vat. A deposit equivalent to 3 months rent will be required.



Viewing & Further Information

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