

The logo for Wood Moore, featuring the word "WOOD" in white and "MOORE" in yellow, set against a dark grey rectangular background.

WOOD MOORE

Kirks Yard, Mere Road, Lincoln, LN4 2JD

To Let | 1,537 sq ft

An opportunity to rent this modern light industrial premises on the private Kirks Yard development

woodmoore.co.uk

Kirks Yard, Mere Road, Lincoln, LN4 2JD

Summary

- Rent: £13,000 per annum
- VAT: Applicable
- EPC: B (39)
- Lease: New Lease

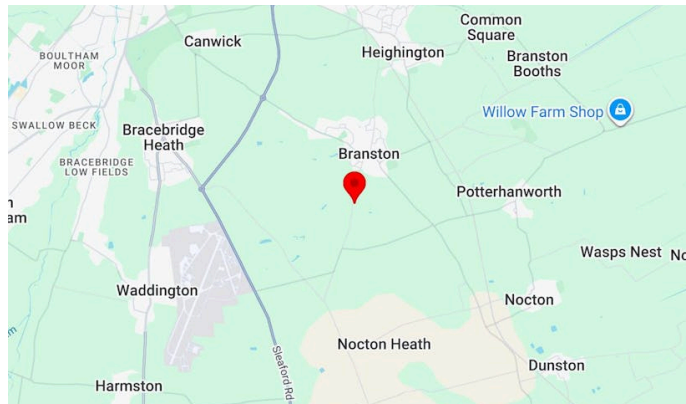
Further information

- [View details on our website](#)

Contact & Viewings



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Description

The Property comprises a modern light industrial premises constructed in 2021 and having electric up and over roller shutter door, pedestrian entrance door and fitted with lighting and WC facilities.

The Property is constructed of steel portal frame, having brick and block lower elevations, surmounted with insulated profile sheet cladding.

Location

Kirk's Yard is situated in Branston, approximately 4 miles to the South East of Lincoln city centre and enjoys quick access to the A15 and newly extended Lincoln Bypass.

Accommodation

The accommodation comprises the following areas:

Building Type	sq ft	Rent	Availability
Light Industrial	1,537	£13,000 /annum	Available
Total	1,537		



Services

Mains electricity and water are connected to the premises. Drainage is via a private system. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

Business Rates

The property has a rateable value of £11,750, effective from 1st April 2026. Small business rate relief may therefore be available subject to status. We recommend interested parties contact the local charging authority for further information.

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 (further details on request).

Tenure

The Property is available to rent on a new lease from £13,000 Per annum exclusive.

VAT

VAT at the appropriate rate is applicable.

