

TO LET

HORNCastle INDUSTRIAL ESTATE

GOOD QUALITY FIRST FLOOR OFFICE SPACE



HOLMES WAY, HORNCastle

- A SURPLUS OF FIRST FLOOR OFFICE SPACE IN A PROMINENT LOCATION, AVAILABLE AS A WHOLE OR IN SUITES
- APPROX. 122 sq.ft (11.33 sq.m) - 2,511 sq.ft (233.27 sq.m)
- ON SITE AND NEAR BY CAR PARKING
- GOOD ACCESSIBILITY
- RENTS £5 p.s.f. exclusive of all outgoings

LOCATION

Horncastle is a busy mid-Lincolnshire market town, situated at the crossroads of the A158 and A153 approximately 21 miles east of Lincoln. The town has a residential population of approximately 6,900 and serves a wide rural catchment area.

Horncastle Industrial Estate is situated on the southern edge of the town, fronting the main A153. The premises front Holmes Way, on its northern side, which is the main entrance road to the estate.

The premises are located within a substantial detached building.

ACCOMMODATION

A substantial suite of first floor offices, with ground floor entrance and stair access. Good mix from individual offices up to meeting room/board room. W.C's, kitchen and car parking.

Total of 8 offices:

1	297 sq.ft.	(27.59 sq.m.)
2	325 sq.ft.	(30.19 sq.m.)
3	174 sq.ft.	(16.16 sq.m.)
4	671 sq.ft.	(62.34 sq.m.)
5	322 sq.ft.	(29.91 sq.m.)
6	122 sq.ft.	(11.33 sq.m.)
8/9	399 sq.ft.	(37.06 sq.m.)
10	201 sq.ft.	(18.67 sq.m.)

There is car parking available partly to the front of the premises and in an adjacent designated car park.

SERVICES

All mains services are connected, with gas fired central heating; perimeter trunking.

TERMS

The premises are available on a new internal repairing lease for a term to be agreed. The rents quoted are net of services and rates, thus a further service charge or inclusive rent is to be agreed.

ENERGY EFFICIENCY

The asset rating for the premises is 93 (D).

VIEWING

Strictly by appointment through the Agents Horncastle office.

THESE PARTICULARS WERE PREPARED NOVEMBER 2016

These particulars are intended to give a fair description of the property but the details are not guaranteed nor do they form any part of a Contract. Applicants are advised to make appointments to view but the Agent cannot hold themselves responsible for any expenses incurred in inspecting the properties which may have been sold, let or withdrawn.

