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Station Yard, Stow Park, Tillbridge Lane, Lincoln, Lincolnshire, LN1 2AL

Land & Buildings To Let £80,000 pa

Industrial Land & Buildings 2.09 Acres Available

- Excellent Accessible Location
- High Specification Furnished Office Building (75 sq m / 807 sq ft)
- Commercial Building (200 sq m / 2152 sq ft)
- Fully Secure Site with Power and Water
- Suitable for a variety of uses

2.09 Acres Land & 275 sq m Buildings

Location

The property is superbly located on the A1500 Tillbridge Lane at Stow Park, approximately 10 miles northwest of Lincoln City Centre and 6 miles south of Gainsborough. The A1500 provides easy direct access to the surrounding area, with the nearby A46 links directly to the A1 and M1.

Description

The site extends to approximately 2.09 acres and is suitable for a range of open storage requirements. The site is a concreted and MOT hardcore compacted surface in its entirety and secured with fencing to all perimeters. The land is fully serviced with three phase electricity, water and lighting. Access is via a secure access-controlled entrance.

The site hosts a modern high-specification office building with kitchen, toilet and shower facilities within. The office building also benefits from an externally accessed staff room and further toilet and shower room.

The site hosts a large brick-built commercial building that benefits from commercial specification electrics and lighting and three large motor-powered roller shutter doors, this building also benefits from an internal store/office.

Accommodation

The site as a whole measures approx. 2.09 acres

The office and staff facilities are approx. (75 sq m / 807 sq ft)

The commercial building is approx. (200 sq m / 2152 sq ft) with an eaves height of approx. 5.2m

Further accommodation or extension to the existing by separate negotiation.

Services

It's understood that mains services; water, electricity (including three-phase) and drainage are connected to the Property.

The services and service installations have not been checked and interested parties are advised to make their own enquiries.

Tenure

The land and buildings are available on a leasehold basis on RFI terms.

Price

£80,000 Per Annum.

VAT

VAT is applicable at the prevailing rate.

Services

The land and buildings are fully serviced with three-phase electricity, water, lighting and foul drainage.

Legal Costs

Each party to pay their own.

Viewings

Strictly by appointment with the agents.

Viewing & Further Information

Brown & Co 29-33 Grove Street RETFORD DN22 6JP
01777 712942

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