

WOOD MOORE

Units 21 & 22 Kirks Yard, Mere Road, Branston, Lincoln, LN4 2JD

To Let | 4,046 sq ft

Modern light industrial unit available to rent, with great access to the A15 and Lincoln bypass.

woodmoore.co.uk

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Summary

- Rent: £35,000 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (18)
- Lease: New Lease

Further information

- [View details on our website](#)

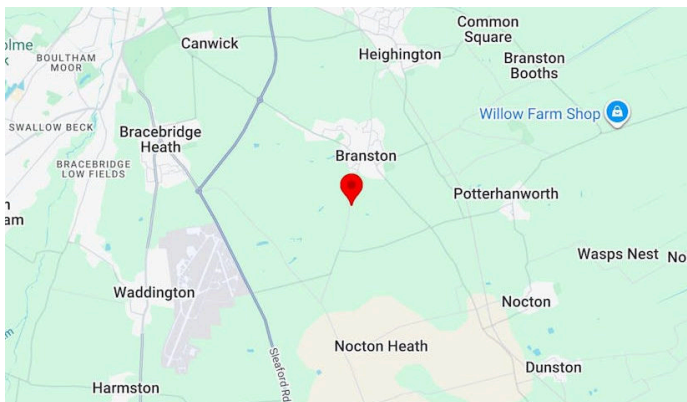
Contact & Viewings



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Description

Two adjoining light industrial units extending a total of 4,046 sqft. The units are constructed of steel portal frame, with brick and block walls at lower level that are surmounted by as insulated metal sheet cladding. Each benefit from an electric roller shutter door, personnel door, WC facility and 4 allocated parking spaces. Internally, an opening has been created within the dividing wall to join the accommodation together.

Location

Kirks Yard is a modern 2.4 acre thriving business park, situated 4 miles south east of Lincoln City Centre. The development is on the outskirts of the village of Branston and benefits from quick access to the A15 and Lincoln Eastern Bypass.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	Rent	Availability
Unit – 21 & 22	Light Industrial	4,046	£35,000 /annum	Available
Total		4,046		



Tenure

The Property is available to let on a new lease, for a term of years to be decided, at an initial rent of £35,000 Per annum exclusive.

Services

The Property is connected to main water and electric. Drainage is via a private system that is administered via the management company and service charge for the site.

Service Charge

A service charge is applicable for the management and maintenance of the private Kirks Yard Business Park. The costs are available upon request.

VAT

VAT is applicable at the appropriate rate

Business Rates

The Property has a rateable value of £30,750. For further information on rates payable, we recommend you speak with the charging authority: North Kesteven District Council

Agents Note

*please note photos are taken from the units on completion of construction and are for guidance purposes only.

