

Monks Way Industrial Estate

Monks Way Industrial Estate Lincoln LN2 5LN

Warehouse | 639 ft²



Car parking



Close to Lincoln bypass



Three-phase electricity



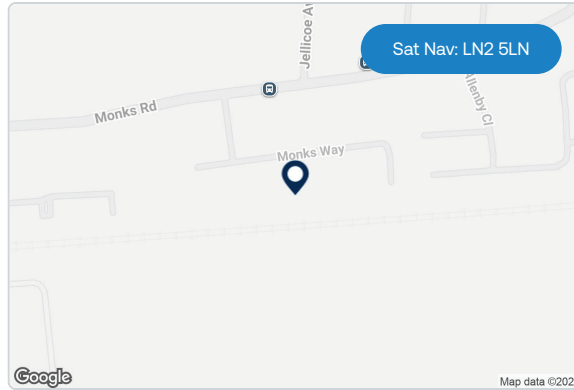
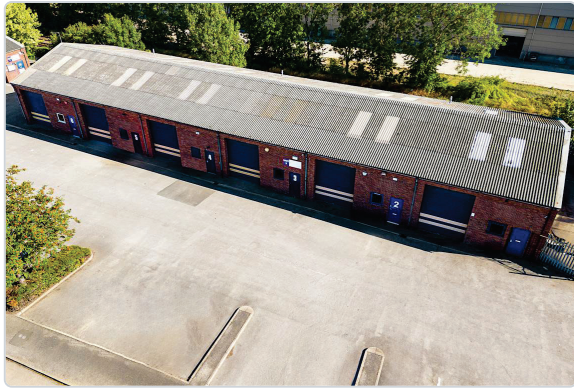
24-hour access



Roller shutter door

Available to Let





Description

Monks Way Industrial Estate provides good quality modern industrial/storage units with three-phase power, both manually operated roller shutter and pedestrian door access. The units are of various sizes constructed with brick/block walls surmounted by corrugated sheet clad roofs. Units benefit from communal parking and shared circulation/loading provision.

Location

Monks Way is centrally located with easy access to the Lincoln Bypass and a short distance to the east of Lincoln City Centre. Lincoln is well situated with easy access to Sleaford, Grantham, Newark, Boston, Scunthorpe and Gainsborough, amongst others.

Further information

EPC

Unit 13 - C
Unit 18 - D

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Mileway

Ben Robinson
yorkshire@mileway.com
0113 8683776

**Lambert
Smith
Hampton**

Andrew France
AFrance@lsh.co.uk
07548 706333



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 13	Warehouse	639	09/02/2026	583
Unit 18	Warehouse	639	09/02/2026	583
Total		1,278		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway