



## High Quality Light Industrial Units to Let Fosters Yard, Station Road, Langworth, Lincoln, LN3 5BD

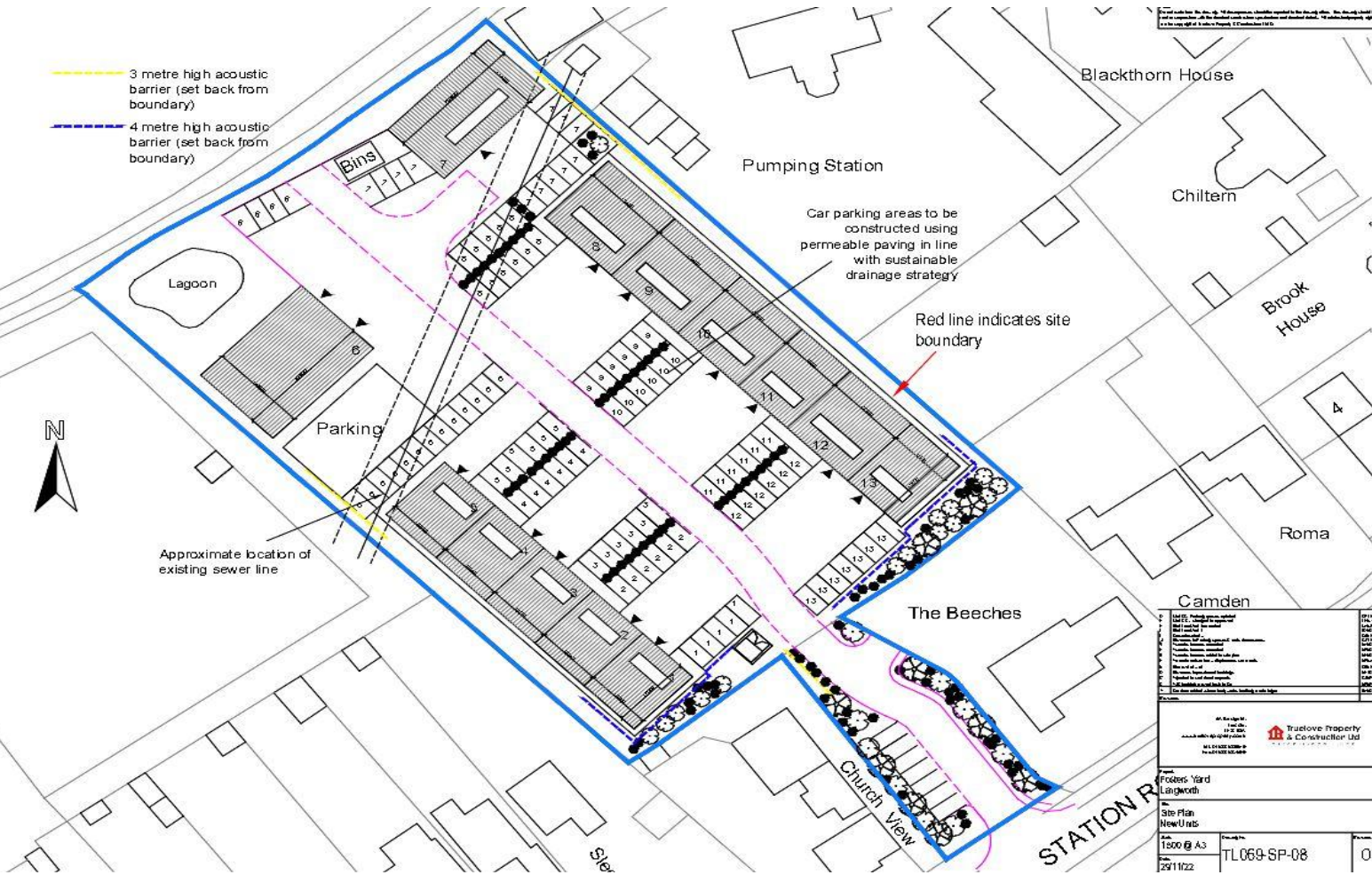
### Rents From £10,000 pa

A development of new high quality light industrial units To Let ranging in size from 1,227 sq.ft to 3,000 sq.ft with rents from £10,000p.a. We are pleased to offer to the market this new development of small to medium-sized light industrial units, currently under construction, available To Let. Each unit has generous parking provision and the two detached units will each have secure yard space. Langworth is conveniently located approximately six miles north-east of Lincoln, accessible via the A158 and four miles from the Eastern Bypass.

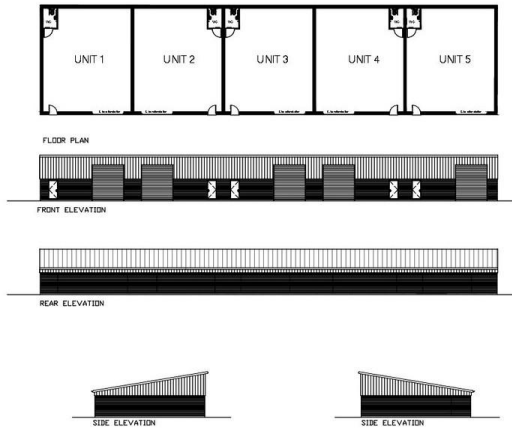




# Station Road, Langworth, Lincoln, LN3 5BD



Unit 1-5



## DESCRIPTION

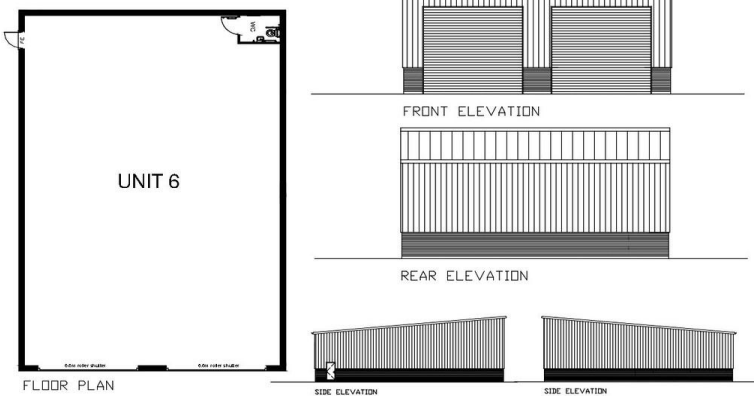
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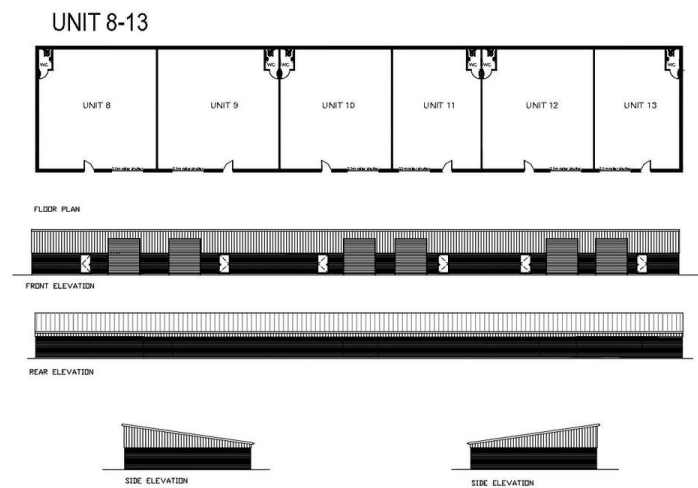
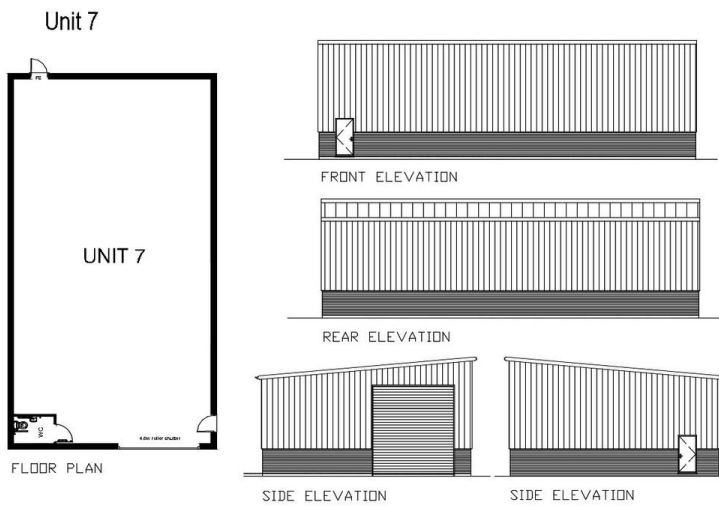
## ACCOMMODATION

### UNITS AVAILABLE:

- Unit 1 - 1,260 sq.ft = £10,080
- Unit 2 - 1,227 sq.ft = £10,080
- Unit 3 - 1,227 sq.ft = £10,080
- Unit 4 - 1,227 sq.ft = £10,080
- Unit 5 - 1,243 sq.ft = £10,000 pa
- Unit 6 - 3,014 sq.ft = £31,647
- Unit 7 - 2,325 sq.ft = £24,412.50
- Unit 8 - 1,875 sq.ft = £15,000
- Unit 9 - 1,875 sq.ft = £15,000
- Unit 10 - 1,511 sq.ft = £12,088
- Unit 11 - 1,370 sq.ft = £10,960
- Unit 12 - 1,720 sq.ft = £13,760
- Unit 13 - 1370 sq.ft = £10,960 - **UNDER OFFER**

Unit 6





## SERVICES

Mains electricity (single phase with capability to go to a three-phase power supply - Ingoing Tenant's responsibility), water and drainage will be connected to each unit.

**EPC RATING** – To be confirmed.

## TENURE

The units are available to let on competitive Lease terms for a minimum conventional Full Repairing & Insuring Leases for a minimum term of three years.

**BUSINESS RATES** – To be confirmed.

## VAT

VAT is payable on the rent and service charges.

## COSTS

The ingoing Tenant will be responsible for a referencing/application of £120 inc VAT per person named on the Lease and in addition, a Lease preparation fee (costs to be confirmed).

## VIEWINGS

By prior appointment through Mundys.

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

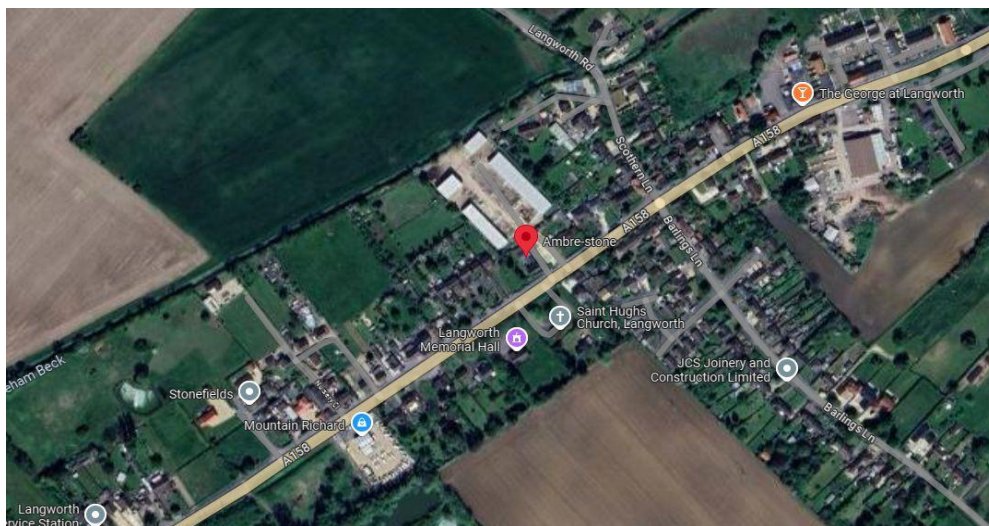
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**01522 556088**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

