

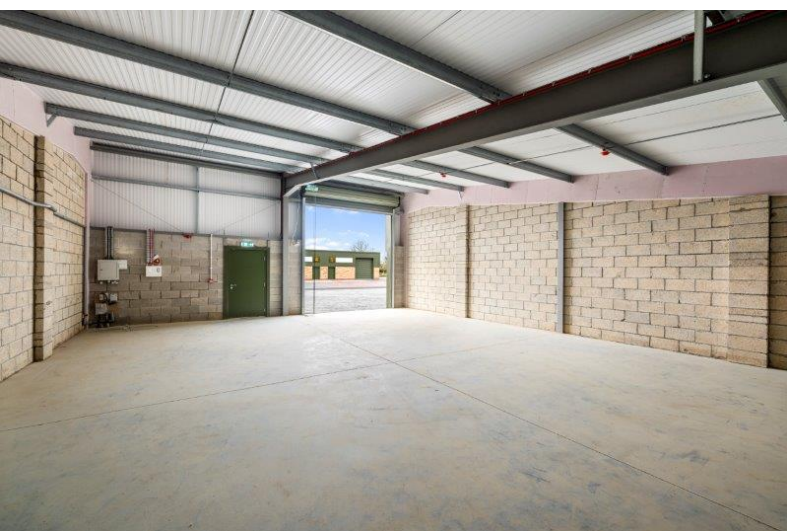


## **Unit 4 Fosters Yard, Station Road**

Langworth, Lincoln, LN3 5BD

**114 sq.m (1,227 sq.ft)  
Rent £10,080 per annum**

**Available Now**



## Unit 4 Fosters Yard, Station Road, Langworth, Lincoln, LN3 5BD

### LOCATION

Langworth is located approximately 6 miles north-east of Lincoln City Centre and is well-served by road-links via the nearby outer ring road linking the A15 and A46, which links the area to the National Motorway Network as well as other major towns and cities.

### DESCRIPTION

We are pleased to offer to the market this new high quality industrial unit to let totalling 114 sq.m (1,227 sq.ft) with generous parking, electric roller shutter door and WC facilities. Fosters Yard is located in Langworth, approximately six miles north-east of Lincoln, accessible via the A158 and four miles from the Eastern Bypass. Unit 4 forms part of a high quality new build development offering the perfect environment for businesses seeking new space. A range of further unit sizes are available and consideration will be given to combining units. Please speak to the Agent for further details

### SERVICES

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

EPC Rating - To be confirmed.

### LEASE TERMS

The unit is available to let under a new conventional Full Repairing & Insuring Lease for a term of years to be agreed.

### BUSINESS RATES

Rateable Value - To be confirmed.

Small Business Multiplier (2024/2025) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

### VAT

VAT is payable on the rent and service charges.

### LEGAL 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).

### SERVICE CHARGE

The Tenant to pay a Service Charge apportionment of 5.7% of the whole Service Charge fee to contribute towards the external communal areas and Buildings Insurance.

### VIEWINGS

By prior appointment through Mundys.

### NOTE

Please note the internal photograph within this brochure is for illustration purposes only.

#### NOTE

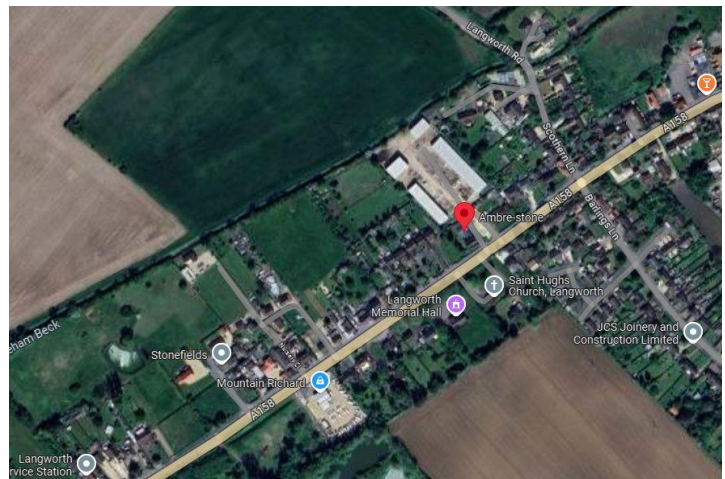
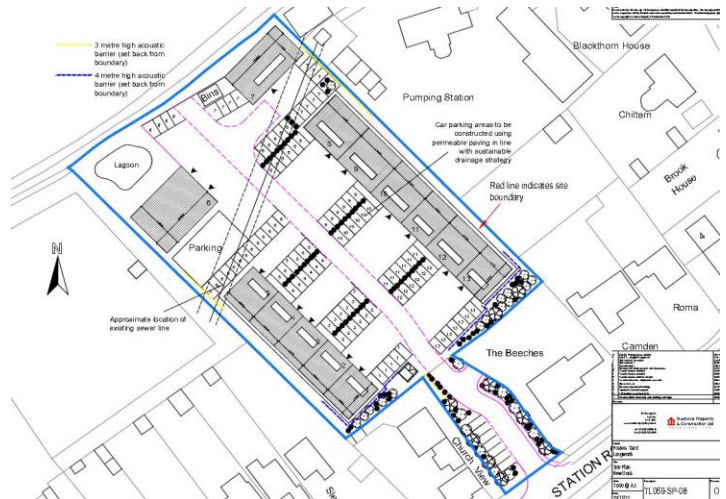
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

commercial@mundys.net

01522 556088



www.mundys.net