



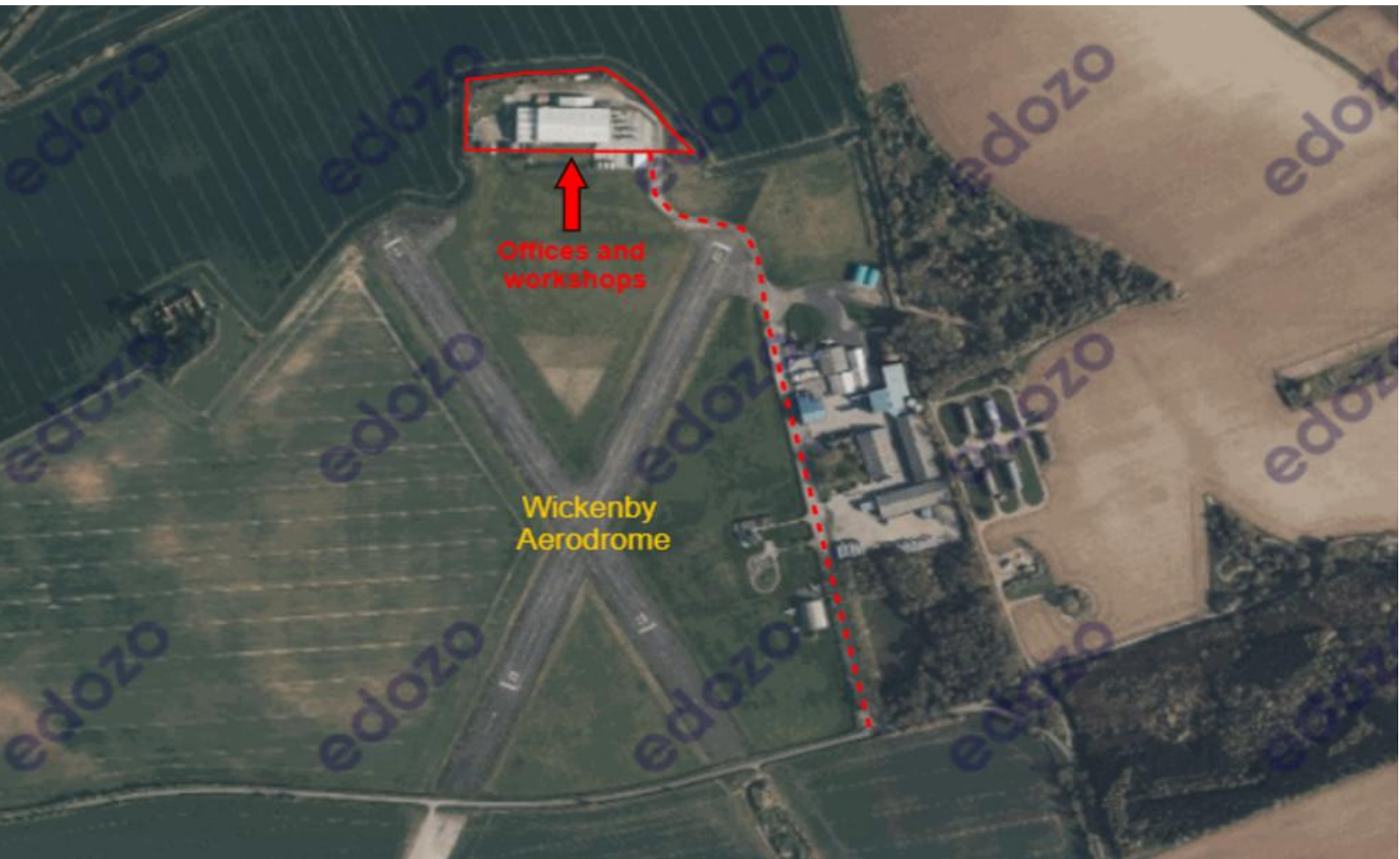
**Office, Workshop and Warehouse Accommodation Available
on Flexible Lease Terms To Let
Wickenby Aerodrome, Langworth, Lincoln, LN3 5AX**

Rent From £12,000 Per Annum

We are pleased to offer to let a range of office, workshop and storage accommodation located at Wickenby Aerodrome on a secure site and considered suitable for a variety of business uses. Wickenby Aerodrome is located approximately 11 miles north-east of the Cathedral City of Lincoln, easily accessible via the A158 and current availability includes an office building of 255 sq.m (2,750 sq.ft). In addition, an adjoining workshop of 44 sq.m (474 sq.ft) is available if required and there is a separate warehouse facility (only suitable for storage purposes) extending to 204 sq.m (2,195 sq.ft) having the benefit of a vehicle access loading door. There is ample parking space available on site.



Wickenby Aerodrome, Langworth, Lincoln, LN3 5AX



Office Suite



Office Suite



LOCATION

The office, workshop and warehouse accommodation has the benefit of being located within a secure site, accessed from Wickenby Aerodrome which is located approximately 11 miles north-east of Lincoln and 7 miles south of Market Rasen, within a predominantly rural area, but home to a number of small businesses and logistics operators, as well as the aerodrome itself, a private airfield with facilities including a visitor centre and café. Access to the buildings is via a security barrier.

ACCOMMODATION

The single-storey office building is self-contained, having five separate offices, three storage areas, together with a reception entrance, kitchen facilities, two WCs and a shower room, all as shown on the floor plan attached and extending to 255 sq.m (2,750 sq.ft).

The adjacent workshop is available in addition to the office space, if required, which extends to a further 44 sq.m (474 sq.ft).

A separate warehouse unit is also available extending to 204 sq.m (2,195 sq.ft) having 6 metre minimum headroom and a large roller shutter loading door for vehicular access. The warehouse unit is available separately from the office space if required.

Office Suite



Office Suite



Office Suite



Office Suite



SERVICES

Mains electricity and water are available to the office premises with electric heating installed, perimeter trunking for data cabling. Services are sub-metered.

The workshop and warehouse accommodation both have electrical supplies installed, but no water or WCs. Once again, costs associated with the supply of electricity will be sub-metered by the Landlord.

EPC Ratings - Not applicable.

RENTS/LEASE TERMS

The office unit is available to rent at £14,000 per annum. The adjoining workshop unit is available to rent for a further £2,500 per annum, if required.

The separate warehouse unit is available to rent at £12,000 per annum.

The accommodation, as described above, is available individually or combined.

The office, workshop and warehouse accommodation is available on flexible Lease terms for a minimum term of 12 months. The ingoing Tenant will be responsible for the payment of a deposit, referencing fees and the costs associated with preparing Licence/Lease documentation. Further details are available on request.

BUSINESS RATES

Rateable Value:

Warehouse - £8,000

Workshop - To be confirmed

Office - 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

To be confirmed.

VIEWINGS

Strictly via prior appointment through Mundys. 01522 556088

Office Suite



Adjoining Workshop (only available with office suite)



Warehouse



Warehouse



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

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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Warehouse



Office Suite Floor Plan

Ground Floor

Approx. 252.3 sq. metres (2715.9 sq. feet)



Total area: approx. 252.3 sq. metres (2715.9 sq. feet)