



Haulage Yard/Workshops, Langrick Road
New York, Lincoln, Lincolnshire, LN4 4XH

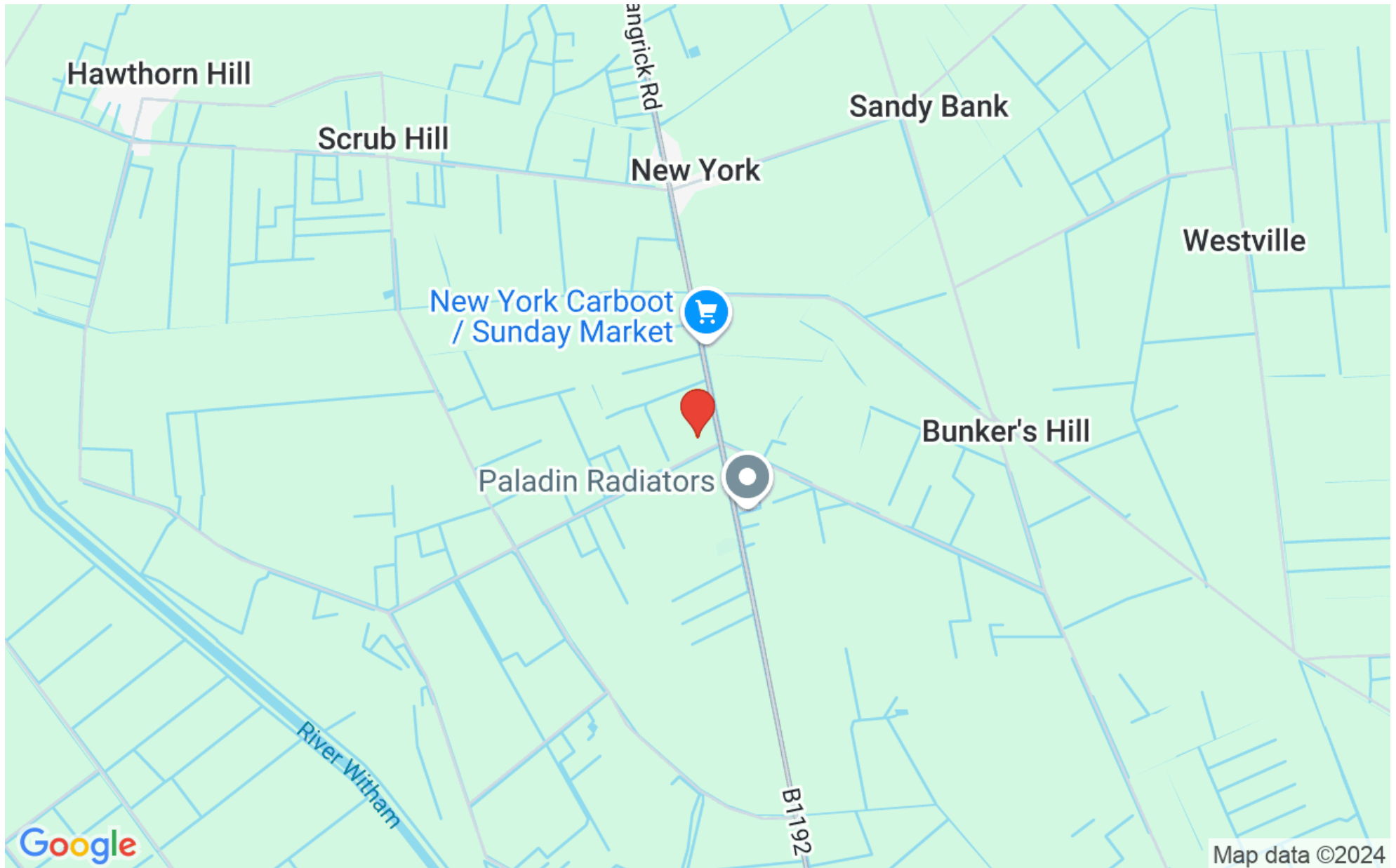
£65,000 pa

Details

- To Let
- Haulage Yard
- Workshops 825.64 sqm (8887.18 sqft)
- Offices 107.95 sqm (1161.96 sqft)
- 2.5 acres (1.01 ha)
- Established use for industrial/haulage/storage
- Negotiable lease terms
- On site electricity, private water & drainage
- Store Building 68.29 sqm (735.39 sqft)



Location



Overview

A excellent opportunity to take a lease on this Haulage Yard with extensive workshops with offices and storage and secure open storage site. The site is rectangular which forms part of a larger site having CCTV cameras, electric gated entrance from the B1192 Langrick Road. The site is enclosed by a combination of fencing g and enclosed shrubs and hedges to the perimeter. The site is level and drained and is stone surfaced.



DESCRIPTION

A great opportunity to take a lease on this Haulage Yard and Workshops/ Offices and secure open storage site. The site is rectangular which forms part of a larger site having CCTV cameras, electric gated entrance from the B1192 Langrick Road. The site is enclosed by a combination of fencing and enclosed shrubs and hedges to the perimeter. The site is level and drained and is stone surfaced.

Location

The property is located outside New York being a small village located 8 miles north of Boston and 27 south east of Lincoln. The site fronts onto the B1192 trunk road linking Hubberts Bridge to Coningsby.



ACCOMMODATION

Workshop 1

407.32 sqm (4384.39 sqft) with 3 large industrial doors, office and store with first floor store. The property has full length HGV inspection pit. The property has space heating and lighting.

Workshop 2

418.32 sqm (4502.79 sqft) with link from 1 and large industrial door, full length HGV inspection pit and lighting. There is a small internal store with mezzanine store above.

Office Building

107.95 sqm (1161.96 sqft) Detached office building with 3 offices, WC, Kitchen and IT Room

Store Building

68.29 sqm (735.39 sqft)

The site extends to 2.5 acres (1.01 ha) A small area of land for 4 HGV lorries is to be let to the existing tenants who are leaving the main building. The property has an outside ramp and 2 large diesel tanks

PLANNING

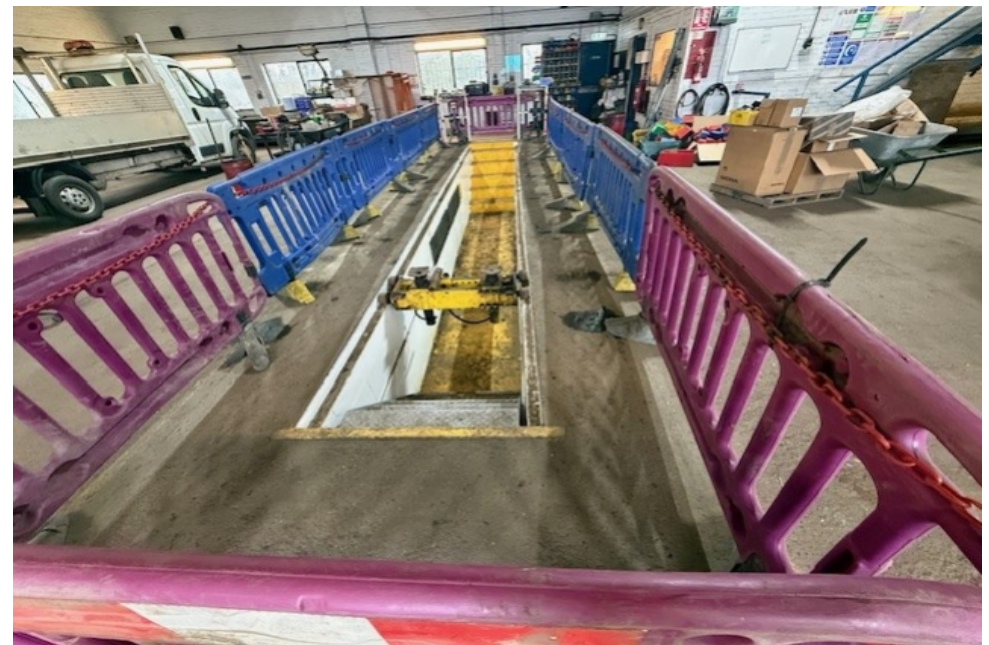
The site has a long established use as open storage, industrial and haulage use

SERVICES

The main site has electricity (3 phase) and water and drainage via a private system

TENURE

The site is offered on a minimum 3 year lease on full repairing and insuring terms. The tenant is required to pay 3 months rental deposit. Any lease is subject to satisfactory references and financial checks.



RATEABLE VALUE

Awaiting an assessment

Energy Performance Certificate

Not applicable

LEGAL COSTS

Each party are responsible for their own legal costs.

VAT

The rent is exclusive of VAT if applicable

LOCAL AUTHORITY

East Lindsey District Council

Tel 01507 601111



VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777







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Haulage Yard/Workshops, Langrick Road, New York
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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