



Unit A2 Kirk's Yard, Mere Road, Branston Lincoln LN4 2JD

TO LET

LIGHT INDUSTRIAL UNIT / WAREHOUSE

**9,688 Sq Ft
(900 Sq M)**

DESCRIPTION

A detached industrial unit / warehouse situated within Kirk's Yard, benefitting from generous yard space / parking area. The building is currently arranged as two separately accessed bays and has planning permission for Class E(g)(iii) (Light Industrial) and B8 (Storage/Distribution) usage. Specification includes maximum 7 metre eaves height, electric roller shutter door, concrete floor, lighting and water supply.

- ✓ 9,688 sq ft GIA plus yard
- ✓ Currently arranged as two separately accessed bays
- ✓ Suitable for light industrial / storage & distribution
- ✓ Maximum 7 metre eaves height
- ✓ Easy access to Lincoln Eastern Bypass / City Centre
- ✓ Local amenities available in Branston



LOCATION

Kirk's Yard is located on the eastern side of Mere Road approximately 750 metres to the south of the village of Branston. The new Lincoln Eastern Bypass can be accessed via the B1188 approximately a mile and a half to the north west, providing a link to the wider road network.

ACCOMMODATION

| Gross Internal Areas | sq ft | sq m |
|----------------------|--------------|------------|
| Total | 9,688 | 900 |

VAT

Not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

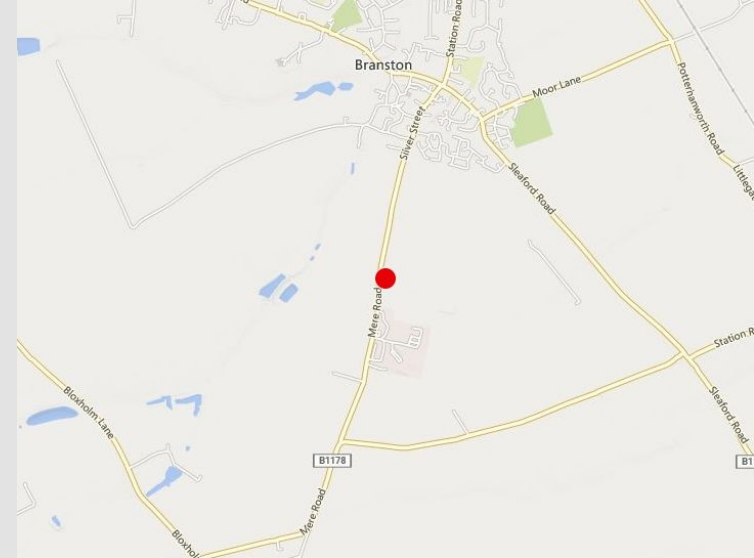
BUSINESS RATES

To be assessed.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £38,750 per annum exclusive.

EPC N/A.



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Regulated by RICS 20-May-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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