

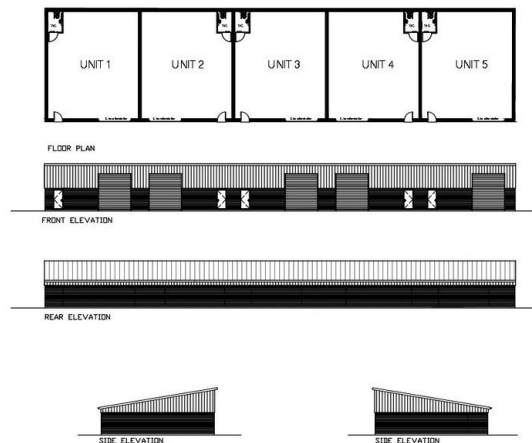
## New High Quality Light Industrial Units To Let Fosters Yard, Station Road, Langworth, Lincoln, LN3 5BD

### Rent From £10,000 P.A

A development of new high quality light industrial units To Let ranging in size from 1,184 sq.ft to 3,000 sq.ft with rents from £10,000pa. 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.



Unit 1-5



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

## DESCRIPTION

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## 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 applicable.

## LEGAL COSTS

The ingoing Tenant will be responsible for a referencing/application of £100 inc VAT per person named on the Lease and in addition, a Lease preparation fee of £350 plus VAT (£420 inc VAT).

## VIEWINGS

By prior appointment through Mundys.

## NOTE

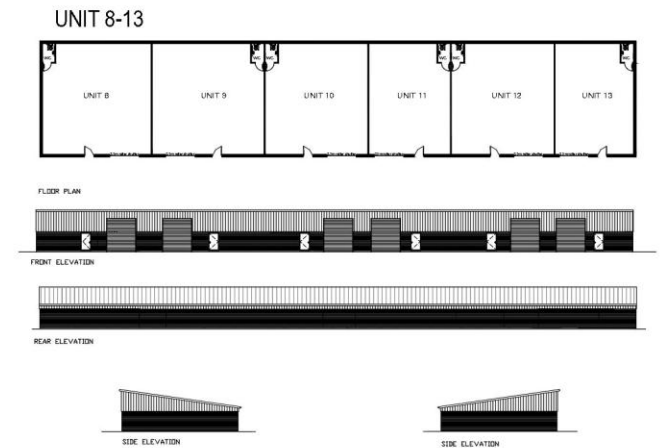
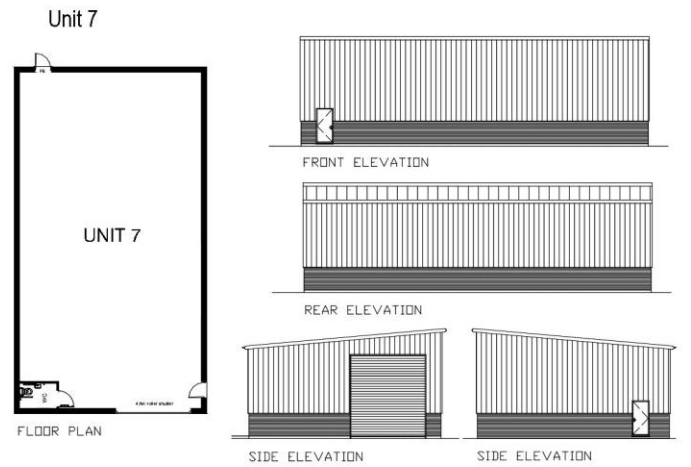
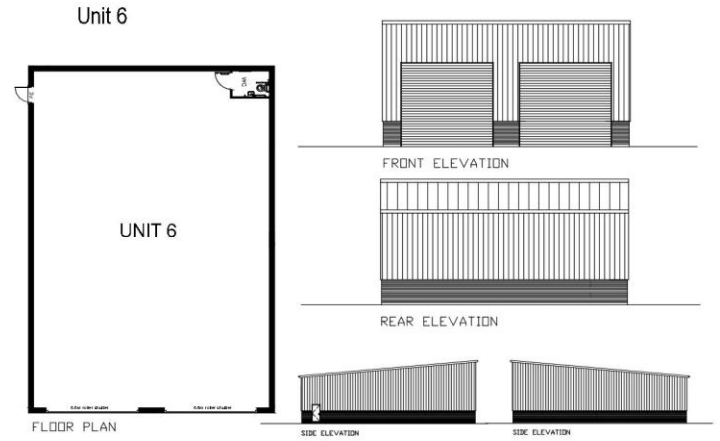
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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.

