



## WAREHOUSE/STORE UNIT & SEPARATE OFFICE

WAREHOUSE & OFFICE, INGLEBY GRANGE, INGLEBY,  
LINCOLN LN1 2NQ

- Steel portal framed Warehouse with two roller shutter doors and separate office.
- Situated within gated yard.
- Unit to be made available by way of a new effective full repairing and insuring lease for a term to be negotiated.

**RENT: £21,000 P.A.X. LEASEHOLD | 5,105 ft<sup>2</sup> (474.2 m<sup>2</sup>)**

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## LOCATION

Ingleby is a Hamlet located less than a mile to the north of the Village of Saxilby and 6 miles north west of the City of Lincoln. Nearby Saxilby benefits from a railway station (Doncaster to Lincoln line), shops and public houses.

Ingleby Grange is situated on the eastern side of Sturton Road(B1241) approximately 1¼ miles north of its junction the A57 Lincoln / Gainsborough Road.

## DESCRIPTION

The property comprises a semi-detached Warehouse and a separate semi-detached Office building. The Warehouse is of steel portal frame with block elevations under a pitched, asbestos cement covered roof with concrete floor, three-phase electricity supply and two electric roller shutter doors. The Office building is of brick construction under a pitched pantile roof. Internally the office comprises of a kitchen, WC and office on the ground floor with an open-plan office on the first floor. The office space benefits from air conditioning.

## ACCOMMODATION

The Warehouse has been measured on a gross internal basis and the Office has been measured on a net internal area basis.

Description	m2	Sq.ft
Warehouse	407	4,381
Ground Floor - Office Space	25.5	275
Ground Floor - Kitchen	3.6	39
Ground Floor - WC	-	-
First Floor - Office Space	38.1	410
Total	474.2	5,105

## SERVICES

We understand that the Warehouse is connected to mains three phase electricity with the Office being connected to mains electricity, water and drainage.

We have not carried out any tests on any of the services or appliances present at the site and potential tenants should arrange for their own tests to ensure that services are adequate and in good working order prior to agreeing to take a new lease in respect of the Warehouse and Office at Ingleby Grange.

## TOWN AND COUNTRY PLANNING

Interested parties should make their own enquiries of West Lindsey District Council to ensure that their proposed use of the building is acceptable to the Local Planning Authority. Tel: 01427 676676.

## LEASE TERMS

The Warehouse and Office are available by way of a new effective full repairing and insuring lease for a term to be negotiated.

## RENTAL TERMS

£21,000 per annum.

## EPC

To be confirmed.

## VAT

We understand that VAT will not be charged on any rent agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any new lease negotiated.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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