

**Mileway**

# Monks Way Lincoln

Available to Let  
Warehouse  
1,016 sq ft (94 sq m)



Secure parking



Close to Lincoln bypass



Three-phase electricity

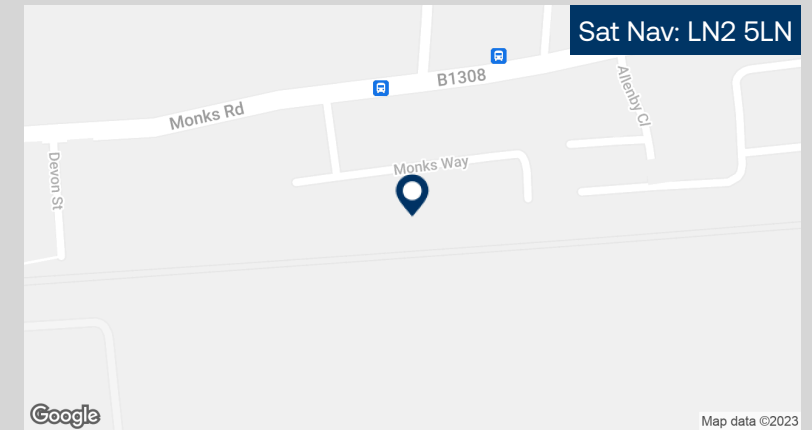


24-hour access



# Monks Way

Monks Way Industrial Estate Lincoln LN2 5LN



## Description

Unit 6 formerly provided open-plan workspace and has been converted to provide office / storage accommodation over ground floor and mezzanine level together with kitchen and WC facility.

Accordingly, there is no access via the roller shutter door, which has been blocked up internally. Outside, visitor and staff can make use of communal parking and a shared circulation loading area. The buildings are of portal frame construction with brick/ block walls and corrugated sheet clad roofs.

## Location

Monks Way is centrally located with easy access to the Lincoln Bypass and a short distance to the east of Lincoln City Centre. Lincoln is well situated with easy access to Sleaford, Grantham, Newark, Boston, Scunthorpe and Gainsborough, amongst others.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 6	Warehouse	1,016	94	Immediately	£622.50
Total		1,016	94		

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