



Unit A2, Kirks Yard, Mere Road, Branston, Lincoln LN4 2JD

TO LET

Light Industrial / Storage & Distribution

**8,000 Sq Ft
(743 Sq M)**

DESCRIPTION

The majority of a detached industrial building situated within Kirks Yard, benefitting from generous yard space / parking area. The building has an eaves height of approximately 7 metres and specification includes electric roller shutter door, concrete floor, lighting and water supply. The landlord is in the process of carrying out refurbishment works to include a new pedestrian access door to the unit. The remaining 2,000 sq ft of the 10,000 sq ft building can be made available if required.

- ✓ 8,000 sq ft GIA plus yard
- ✓ Suitable for light industrial / storage & distribution
- ✓ 7 metre eaves height
- ✓ Semi-rural location
- ✓ New Lincoln Eastern Bypass within 1.5 miles
- ✓ Additional 2,000 sq ft available if required



LOCATION

Kirks 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	8,000	743

VAT

VAT will not be charged on rent and other costs levied by the landlord in connection with this transaction.

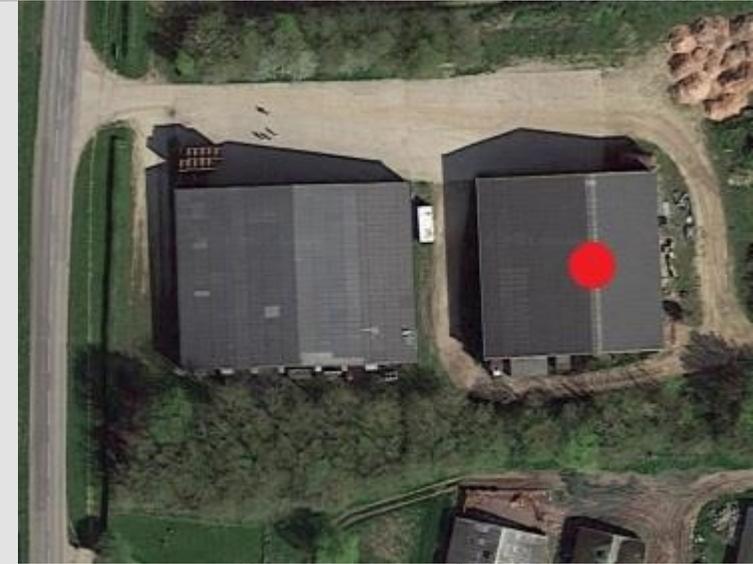
LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

TERMS

Available to let upon a new full repairing and insuring lease for a term to be agreed at a guide rent of £20,000 per annum exclusive.

EPC N/A.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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