

# Secure Storage Land with the Option of Modernised Offices and HGV Trailer Storage To Let Immediately

Storage Land and Offices | Langrick Road | New York | Lincolnshire | LN4 4XH



2.1 acre Hardcore Drained Land Suitable for Container Storage, HGV's or Other Modernised Single Storey Offices Comprising 3 Large Rooms, Air Conditioned, 64.2sqm, 800sqft NIA in Just Under ¼ acre site With Additional Land for Trailers

Available To Let Leasehold on FRI Terms

Offices Available at £15,000 pa, Land at £45,000 pa

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The site is located approximately halfway between Boston and Coningsby on the South Lincolnshire Fens, approximately 120 miles to the north of London.

The A1 motorway is approximately 25 miles to the east, Lincoln is approximately 20 miles to the northwest, Boston is approximately 8 miles to the southeast, and the M180 at Immingham is approximately 40 miles to the north.

The village of Langrick is located approximately 2 miles to the south of the site, which is within a rural area to the east of the B1192 connecting Langrick to Coningsby and the airbase.

## Description...

The property comprises storage land with the option of offices.

## Accommodation...

### Land

The storage land is located to the south of the site. A communal gated entrance leads to the site, the land being approximately rectangular in shape and fenced on the south-eastern and western boundaries, incorporating a small storage building.

There are allocated parking spaces along the western side with electrical hook-ups.

### Offices

To the north of the entrance are modernised air-conditioned offices and space for 4 HGV trailers.

**Reception Room**.....2.8m x 2.4m, 6.7sqm

**Office**.....8.3m x 3.6m, 29.6sqm

**Kitchen**.....2.1m x 1.7m, 3.7sqm

### WC

**Office**.....3.6m x 5.2m, 19.1sqm

### Air conditioning Unit

**Office**.....4.1m x 3.6m, 15.1sqm

**Store**.....3.5m x 0.9m, 3.9sqm

### Rear Conservatory

To the north of the offices is an area with space for HGV trailers.

## Schedule of Accommodation...

Reception Room	6.7sqm	72sqft
Office	29.6sqm	318sqft
Kitchen	3.7sqm	39.8sqft
Office	19.1sqm	205sqft
Office	15.1sqm	162.5sqft
Store	3.9sqm	41sqft
Total	78.1sqm	840sqft



## Tenure....

The site is available for a lease with a minimum term of 3 years on a Full Repairing and Insuring basis, either individually or both lots together.

Rent will be paid quarterly in advance and be subject to VAT. A deposit will be held by the landlord the equivalent of a quarter of a year's rent.

The incoming tenant will be expected to contribute £1,000 + VAT towards the landlord's reasonable legal fees.

## Outgoings...

The ingoing tenant will be responsible for all outgoing at the property including utilities and any Business Rates.

## EPC...

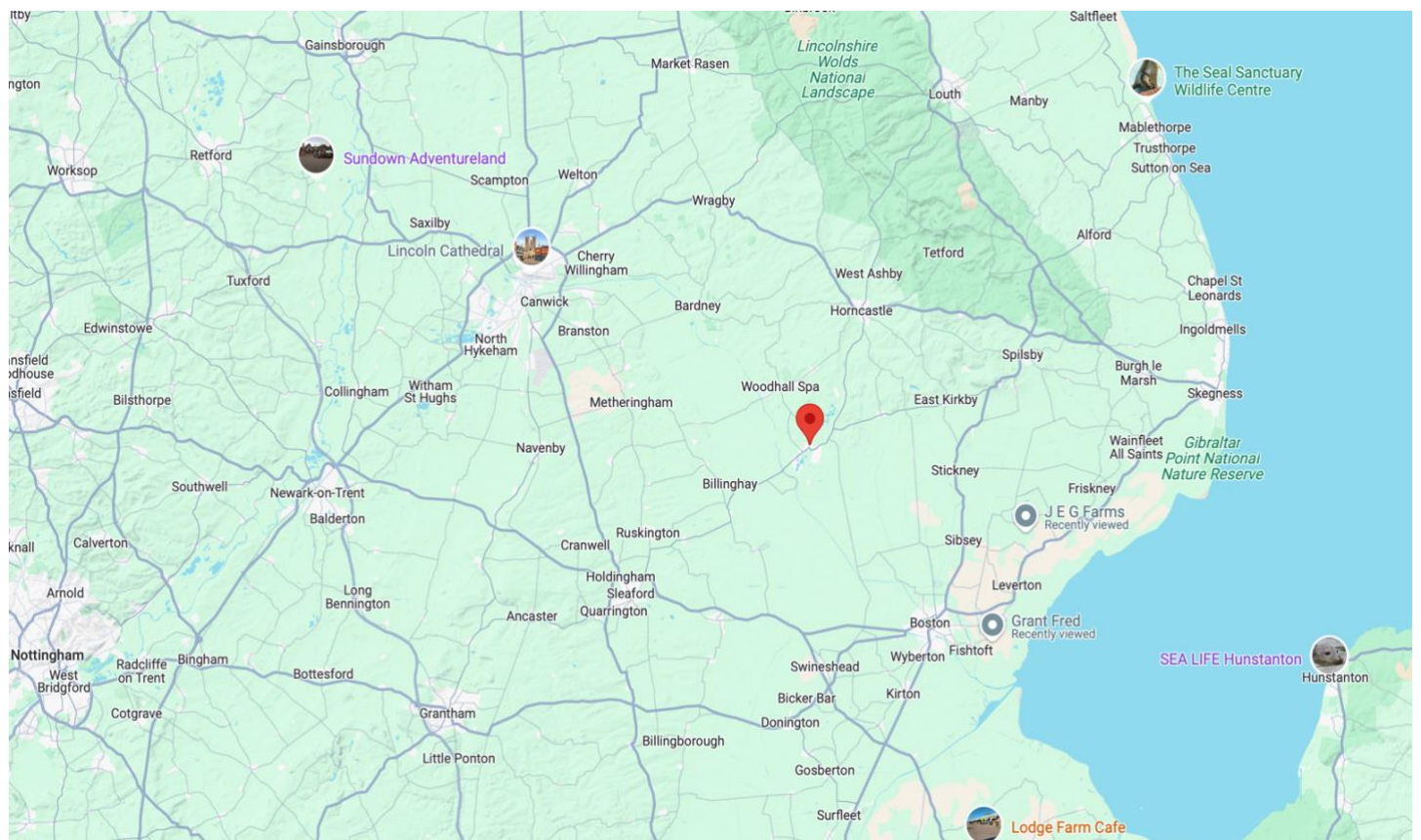
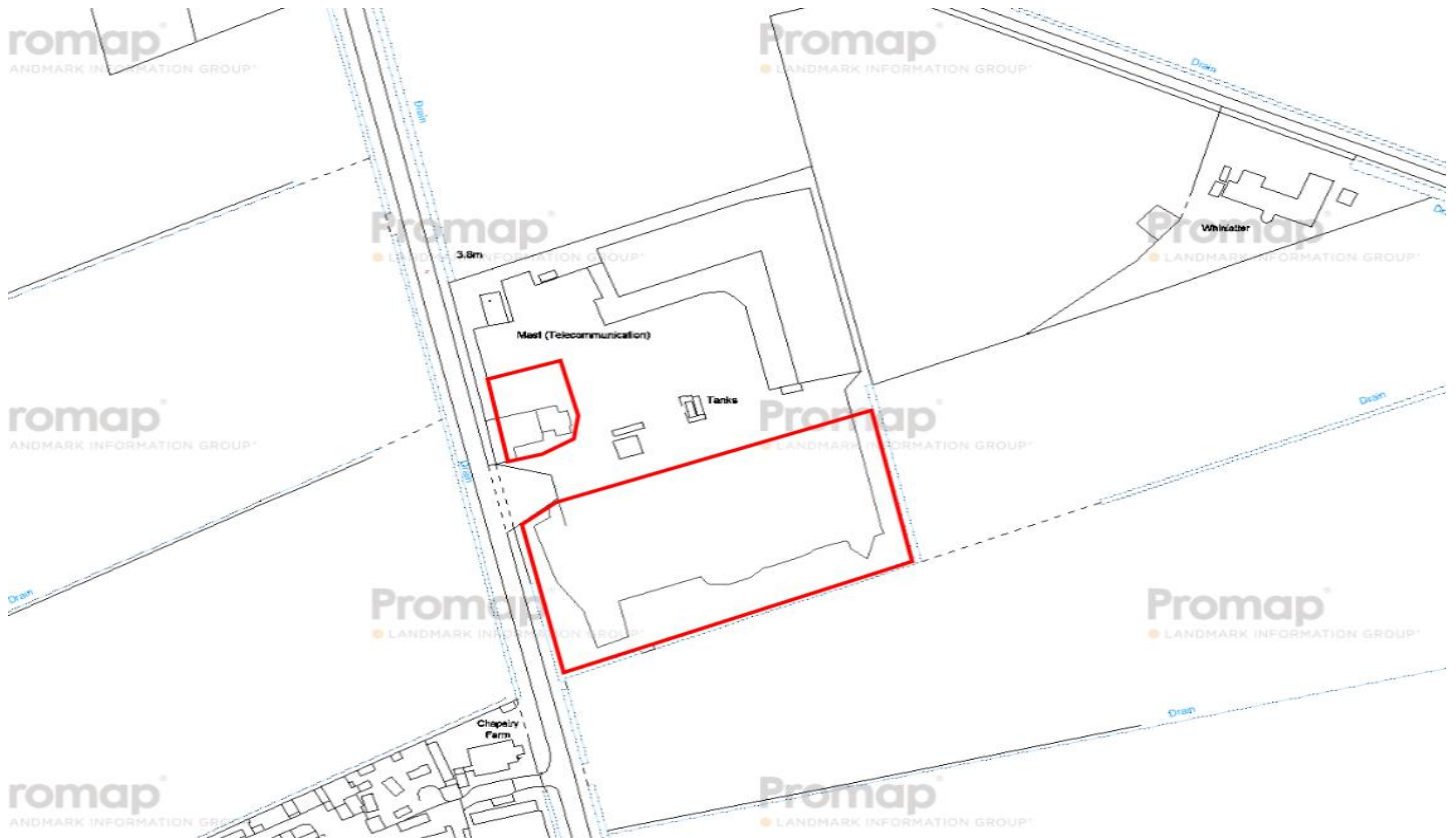
The offices have an EPC rating of E102. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.  
sales@poyntons.com | poyntons.com







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