

60,420sqft, 5,613sqm of Warehousing with Modernised Offices with Output Warehousing and Transport Depot For Sale Freehold

Warehousing | High Street | Sturton by Stow | Lincoln | LN1 2BX



Clean Span Warehousing on a Site of 3.89 Acres, 1.56 hectares
Majority Vacant with the Benefit of a Rolling Break Lease on Part
1 Warehouse Let at £26,400 pa on a Five-Year Lease including Rates with
6 Month Rolling Break
Central Location Approximately 20 minutes from the A1 Trunk Road, 12 miles
South of the M180, 6 miles North-west of Lincoln, 15 miles to the East of the A1
Motorway

For Sale Freehold
£2.45 million plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Sturton by Stow is located off the A15 trunk road, the High Street being located to the north of Tilbridge Lane, a former Roman Road.

The village has a range of local amenities including shops, school, public house, medical practice with a population of around 1,400 residents and is well located for the motorway network.

The depot is located to the north of the village in the defined curtilage to the east of the B1241.

Accommodation...

The main An HGV entrance is from the B1241 into the concrete yard having the main warehousing off.

The offices are located off High Street, being a former pair of semi-detached houses, now converted to modern office accommodation with staff parking to the rear.

Schedule of Accommodation...

Warehouse Single Skin Fibreboard 5m Internal Eaves Height	3,308m ²	35,605ft ²
Modern Insulated Warehousing Let for 5 Years with 6 Month Rolling Break	793m ²	8,530ft ²
Brick Walled Warehouse	678m ²	7,300ft ²
Warehouse Workshop	713m ²	7,675ft ²
Ancillary Buildings, Storage Amenity Area	121m ²	1,305ft ²
Total	5,613m ²	60,420ft ²
Modern Offices 38-40 High Street	98m ²	1,054ft ²
Site Area	0.57 ha	3.89 acres



Agent's Notes...

In addition to the warehousing are 3 investment residential properties on the High Street, and an area of undeveloped land suitable for residential development subject to statutory consent. Please enquire for further details.

Tenure....

The property is being sold Freehold with Vacant Possession with the exception of 1 warehouse extending to 793sqm, 8530sqft which is let on a 5 year lease term with a 6 month rolling break clause in favour of the landlord. Please enquire for further details. The Rental Figure includes a Rates Apportionment.



Outgoings...

The site has a Rateable Value of £134,000 from 1st April 2026. Full details are available on the VOA website.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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