

# Warehousing and Offices Available To Let with Good Road Links to the A1 Trunk Road and M180

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



3 Warehouse Units Available Individually or Together on a Site of 3.89 Acres  
Modern Offices also Available Suitable for 10-15 Staff with Parking  
Units Extend from 678sqm, 7,300sqft to 4,700sqm, 50,580sqft with Amenity Areas  
1 Unit Previously Used as a Vehicle Workshop, Extra Hardstanding Available for  
HGV Storage

Immediately Available To Let Leasehold  
From £35,000 per annum 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.

## Distances by Road...

Location	Distance
Sheffield	46miles
Leeds	66miles
Lincoln	10miles
Manchester	83miles
Hull	48miles
Grimsby	37miles
Birmingham	94miles
Peterborough	71miles
Nottingham	44miles

## Accommodation...

The main HGV entrance is from the B1241 into a concrete yard and vehicle storage areas having the main warehousing off. There is a separate access back to the adopted highway.

The offices are a newly converted pair of semi-detached dwellings with modern internal wall finishes with parking for over 25 vehicles to the rear for staff.

## Schedule of Accommodation...

			Asking Rent PA +VAT
<b>Warehouse A</b> Single Skin Fibreboard 5m Internal Eaves Height	3,308m <sup>2</sup>	35,605ft <sup>2</sup>	£150,000
<b>Warehouse B</b> Brick Walled	678m <sup>2</sup>	7,300ft <sup>2</sup>	£35,000
<b>Warehouse C</b> Workshop	713m <sup>2</sup>	7,675ft <sup>2</sup>	£35,000
Total Warehousing	4,700m <sup>2</sup>	50,580ft <sup>2</sup>	
<b>Modern Offices D</b> 38-40 High Street	98m <sup>2</sup>	1,054ft <sup>2</sup>	£12,000
Total	4,798m <sup>2</sup>	51,634ft <sup>2</sup>	£232,000
Site Area	1.57 ha	3.89 acres	



## Service Charge...

A service charge will be levied to cover the costs of communal areas.

## Tenure....

The properties are available on new leases with a minimum term of 3 years. The tenant will be responsible for individual utility bills and Business Rates to be assessed. Please contact the agent for further details.

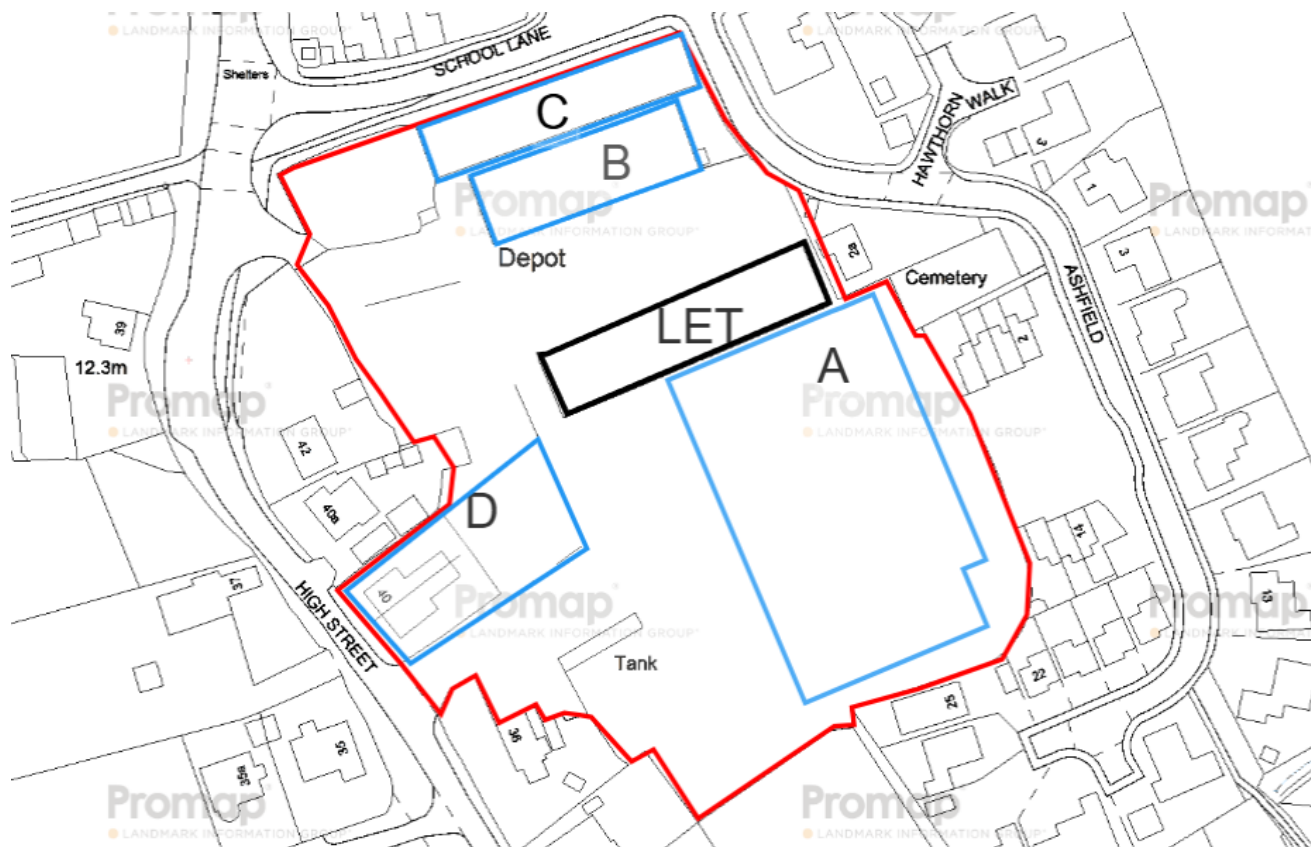


## Outgoings...

The individual units will be assessed individually. The current Rateable Value is £134,000 from 1<sup>st</sup> April 2026 for the entire site.

## Viewing...

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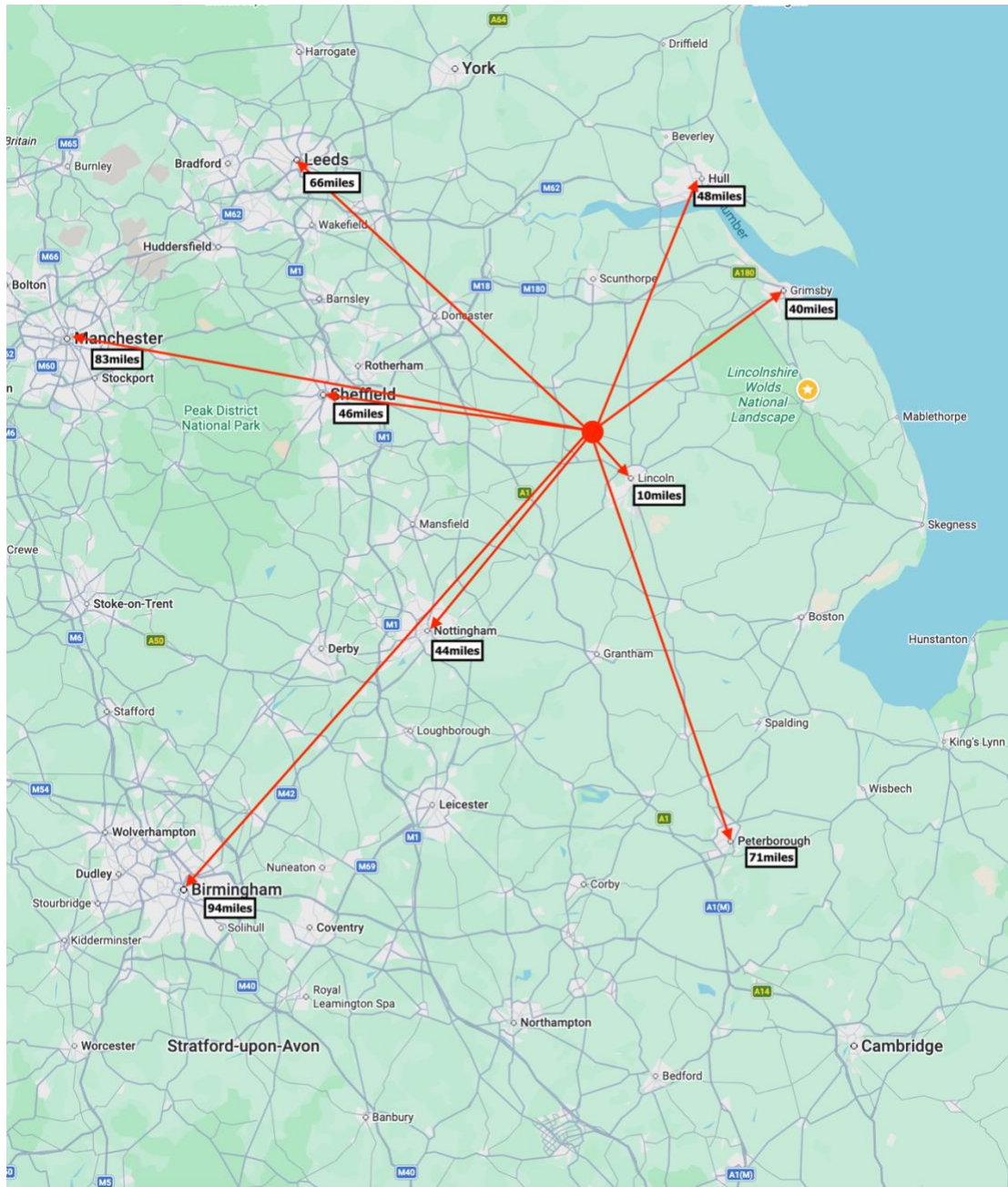


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