# 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
Modern Offices also Available Suitable for 10-15 Staff with Parking
Units Extend from 678sqm, 7,300sqft to 793sqm, 8,535sqft 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
01205 361694
www.poyntons.com
sales@poyntons.com
RICS

## 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 15 vehicles to the rear for staff.

## Schedule of Accommodation…

| | | | Asking Rent PA +VAT |
|---|---|---|---|
| **Warehouse B** Brick Walled | 678m$^2$ | 7,300ft$^2$ | £35,000 |
| **Warehouse C** Workshop | 713m$^2$ | 7,675ft$^2$ | £35,000 |
| **Warehouse E** Modern Insulated Warehouse | 793m$^2$ | 8,535ft$^2$ | £47,500 |
| Total Warehousing | 2,185m$^2$ | 23,500ft$^2$ | |
| **Modern Offices D** 38-40 High Street | 98m$^2$ | 1,054ft$^2$ | £12,000 |



## 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.



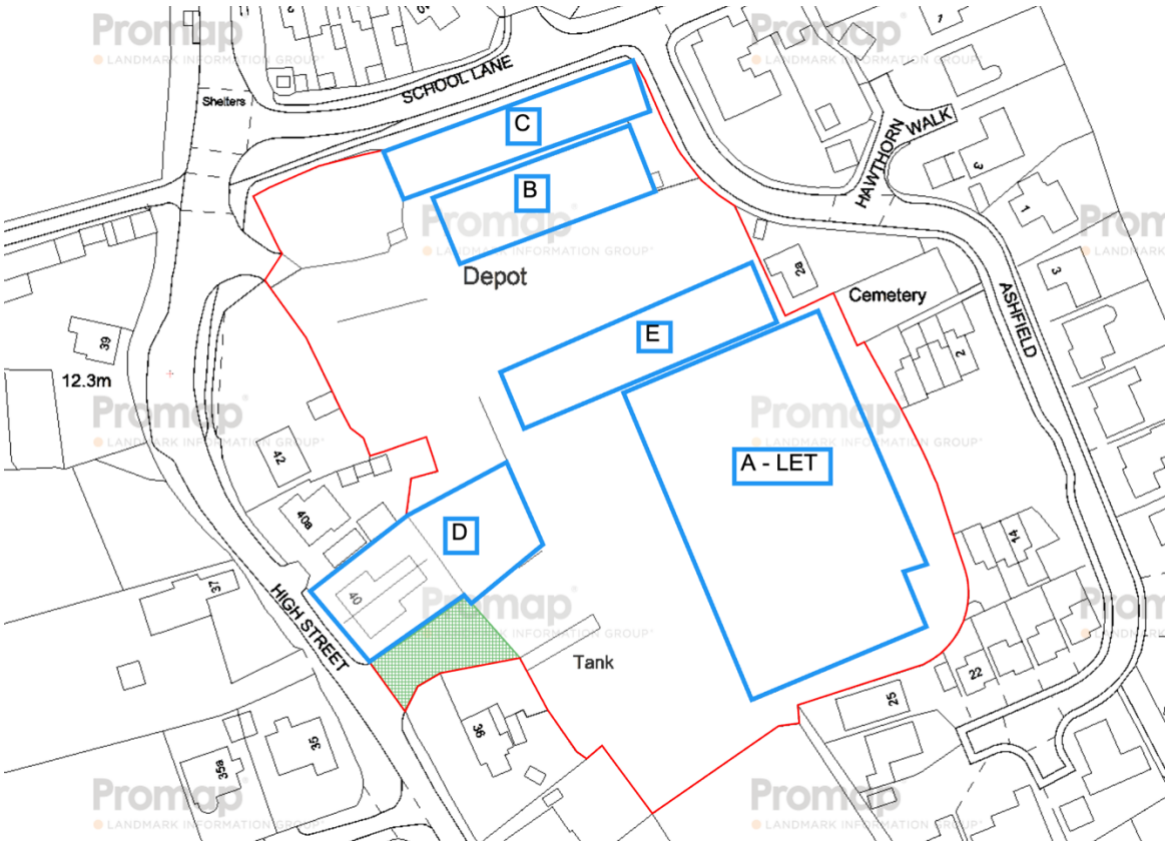
## Outgoings…

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

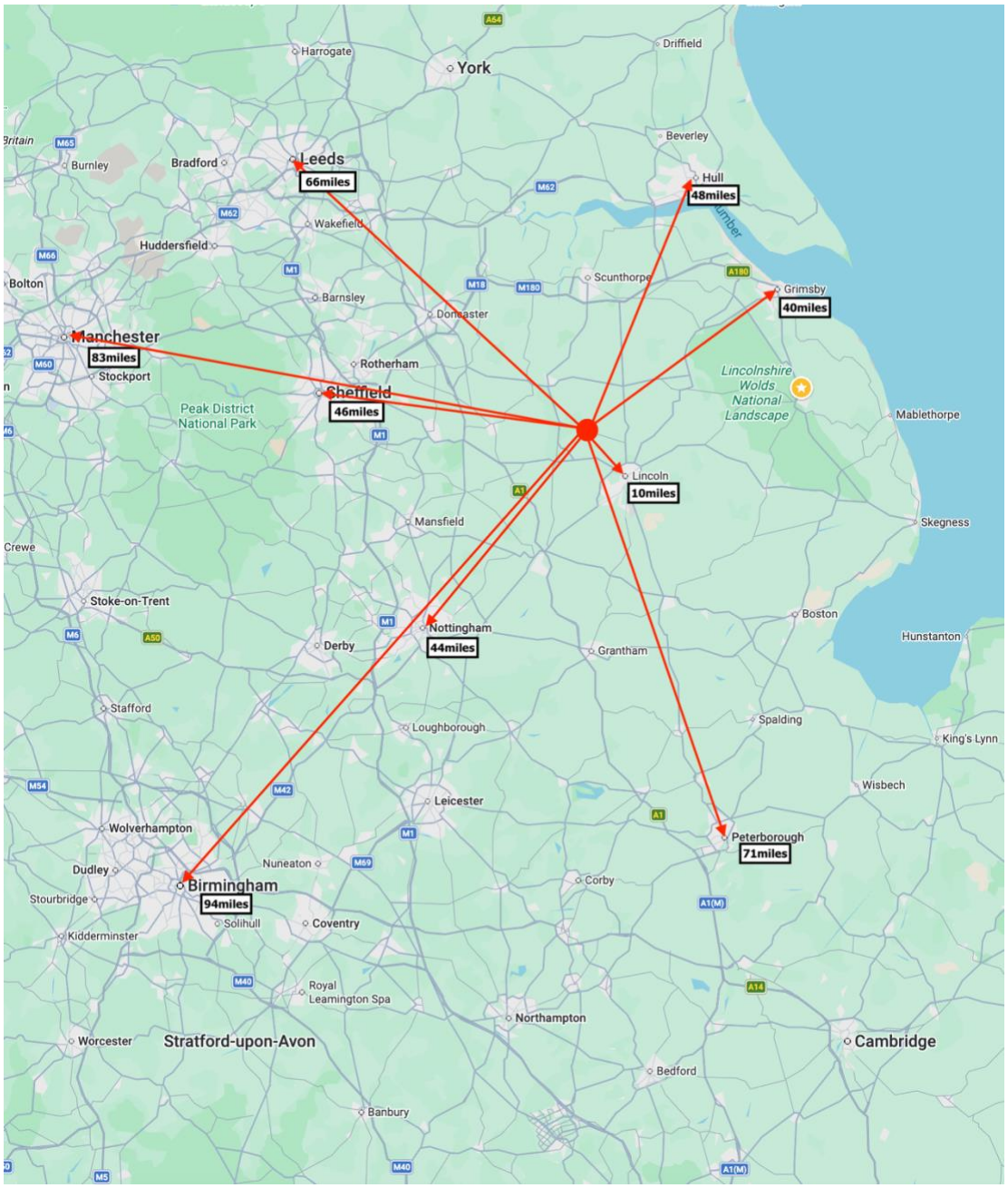
## Viewing…

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






poyntons consultancy
PROPERTY MARKETING SPECIALISTS
01205 361694
www.poyntons.com
sales@poyntons.com
RICS









**Misrepresentation Act**: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.
**Money Laundering Regulations**: Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS
01205 361694
www.poyntons.com
sales@poyntons.com
RICS