

## Warehouse



### Hangar 2, Wickenby Airfield, Langworth, Lincolnshire LN3 5AX

- 2651.82 m<sup>2</sup> (28,544 sq. ft.)
- A single open warehouse unit
- 5.82m (19.09 ft) to eaves
- Rural Location
- Roller shutter door access

To Let: POA (May Sell)

# Warehouse

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## Location

The property forms part of the Wickenby Airfield situated off the Snelland to Holton-cum-Beckering Road about 1/3 of a mile north of the B139 which connects the A158 trunk road at Bullington, east of Langworth. The site has good links to the City of Lincoln and is about 19 miles from the Lincoln Ring Road.

## Description

The property is an open unit which provides good open space ideal for storage with loading through a roller shutter door at the front of the building. It has good eaves height of 5.82m and the unit has a roller shutter doors which is 5.50m wide by 6.13m high. At the front of the building there is a large tarmac surface yard space for parking lorries, cars and machinery.

## Accommodation

Warehouse 2651.82m<sup>2</sup> (28,544 sq.ft.)

The property has been measured on a gross internal basis.

## Planning

The property is currently used for warehousing. Interested parties should make their own enquiries of West Lindsey District Council to ensure that their proposed use of the building is acceptable to the local planning authority.

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

## Rent

The Vendor may be open to sell the property to interested parties.

There is also an additional option to buy approximately 9/10 acres of land around the property. This land is currently used for agricultural use as has a Farm Business Tenancy which expires on the 31st August 2021.

## Rateable Value

£29,573. Interested parties are advised to contact West Lindsey District Council to establish the rates payable.

## VAT

All terms are quoted net of VAT where applicable.

## Legal Costs

The incoming tenant will be responsible for the Landlords legal costs.

## Viewing

Strictly by appointment with the Agent

## Agent

William Gaunt

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