

INDUSTRIAL OPEN STORAGE  
LAND - UP TO 6 ACRES

TO LET.

BEEVOR STREET • LINCOLN • LN6 7DJ



- 0.5 to 6 Acres Available
- Secure, Surfaced & Serviced Site
- Gated & Fenced
- Edge of Lincoln City Centre
- Easy Access to A46 & Lincoln City
- Range of Lease Options Available



## DESCRIPTION

**Good quality, accessible open storage / yard space available from 0.5 to 6 acres**

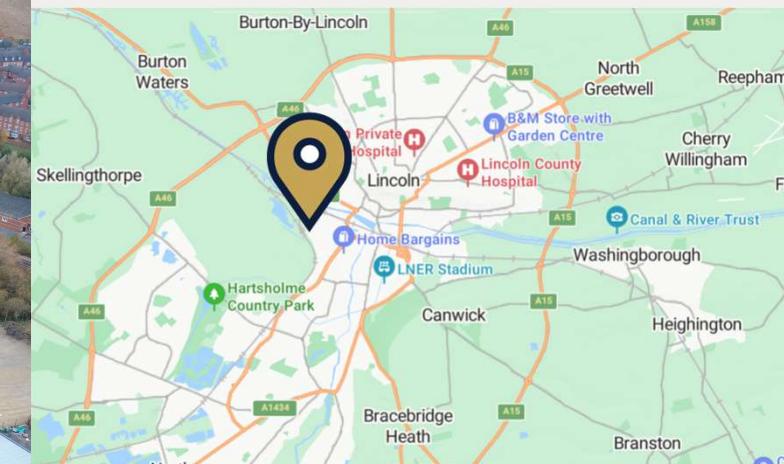
- Mix of concrete and hardcore with tarmac access roads
- Services are connected
- Secure, fenced and gated site
- Easily accessible in an established commercial area
- Suit various storage uses
- Ideal for lorry and truck parking / storage
- Long term and flexible lease options are considered
- 3 phase power
- HGV access
- Gated yards



## LOCATION

The site is located a short walk west of Lincoln City Centre, adjacent to the successful Lincoln Science and Innovation Park and close to the University of Lincoln, Brayford Pool Campus. Easy access via the A46 dual carriageway to the A1 and national motorway network.

Lincoln is the administrative and main shopping centre for the County of Lincolnshire, with an estimated urban population of circa 130,000 and a catchment of 545,000, generating an estimated total catchment spend of close to £1 billion per year.



SAT NAV: LN6 7DJ



/// BRANCH.CARBON.SUNSET



## SITE AREA

The site extends to 6 acres with plots available from 0.5 acres plus.

## ASKING RENT / TERMS

Available from £45,000 per acre per annum.

Available on terms to be agreed with a range of lease options available. Please contact the agent.

## BUSINESS RATES

Please contact the local authority.



### SERVICES

Mains services including 3-phase power supply are connected.

### VAT

Rent quoted is exclusive but may be subject to VAT.

### EPC

N/A

### AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

## VIEWINGS

By appointment with the Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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