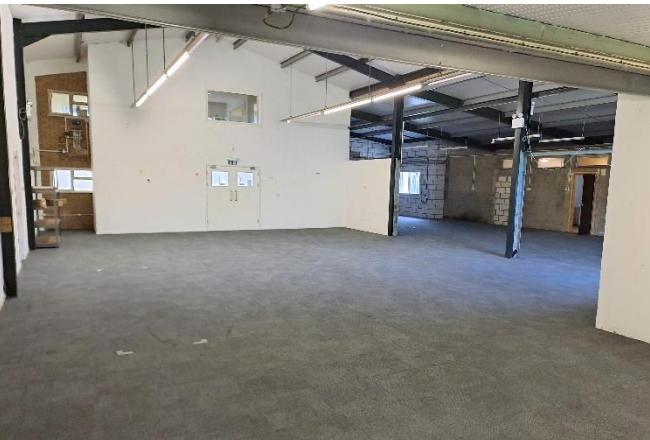




New York, Lincoln

TO LET

**BELL**  
ROBERT BELL & COMPANY



# TO LET

VERSATILE BUSINESS PREMISES  
WITH A GOOD MIX OF GROUND  
FLOOR WORKSPACE AND OFFICE  
ACCOMMODATION

**TENBY UNITS, LANGRICK ROAD,  
NEW YORK, LN4 4YD**

- Flexible business premises, with predominantly clear span workspace
- The premises have a NIFA of approx. 3,874 sq.ft. (359.9 sq.m.), currently configured to provide open workspace, with office accommodation arranged over two floors
- The premises would suit a variety of businesses including online retail; light industrial; storage; with immediate access to the B1192 and road network

## LOCATION

New York is a small fenland village situated on the B1192 approximately 3 miles south of Coningsby and Tattershall and approximately 11 miles north of Boston. The village has a village hall and primary school, the latter situated on the B1192 to the south of the main body of the village.

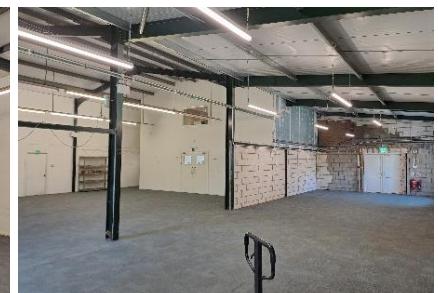
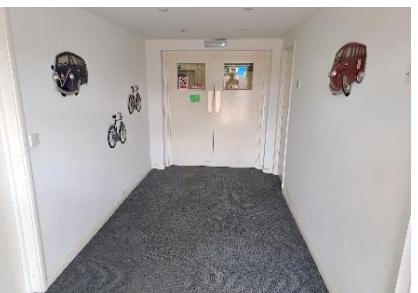
The property is situated off Langrick Road, being the main road running north-south through the village, on its eastern side, close to the crossroads at the centre of the village, and is shown for identification purposes on the enclosed plan.

## GENERAL DESCRIPTION

Substantial semi-detached business premises of steel portal frame construction, with a mixture of block and brick and profile metal sheeted elevations.

There are uPVC double glazed windows and doors throughout, the premises offering versatile accommodation of good specification.

There is access via a private drive directly from the B1192, opening to a gravelled and reinforced forecourt, providing shared parking and loading areas.



## Please Note:

The floors will not take extraordinary loads and there are no loading doors of height. Current loads are housed on palletised or racked storage.

The accommodation is currently configured to provide ground floor workspace, with insulated offices over two floors, with suspended ceilings and LED lighting. There is a range of ancillary storage, kitchen and W.C.'s to one side.

## ACCOMMODATION

### Ground Floor

Entrance lobby; reception office; offices; stores; workspace; W.C.'s; kitchen

### First Floor

Open plan office; two further private offices

---

### Workspace

GIFA approx. 2,808 sq.ft. (260.86 sq.m.)

### Offices

NIFA approx. 770 sq.ft. (71.53 sq.m.)

### Stores/Office

approx. 200 sq.ft. (18.58 sq.m.)

### Kitchen

approx. 96 sq.ft. (8.92 sq.m.)

## SERVICES

Mains 3-phase electricity and water are connected. There is propane gas fired underfloor heating to the workspace and offices. Drainage is to a shared private system. There is a Redcare alarm system which can be made available on communal external CCTV to the site.

## TERMS

The premises are available to let by way of a new Internal Repairing and Insuring lease, for a term to be agreed. The landlord reserves the right to levy a service charge, as contribution to the maintenance of communal areas.

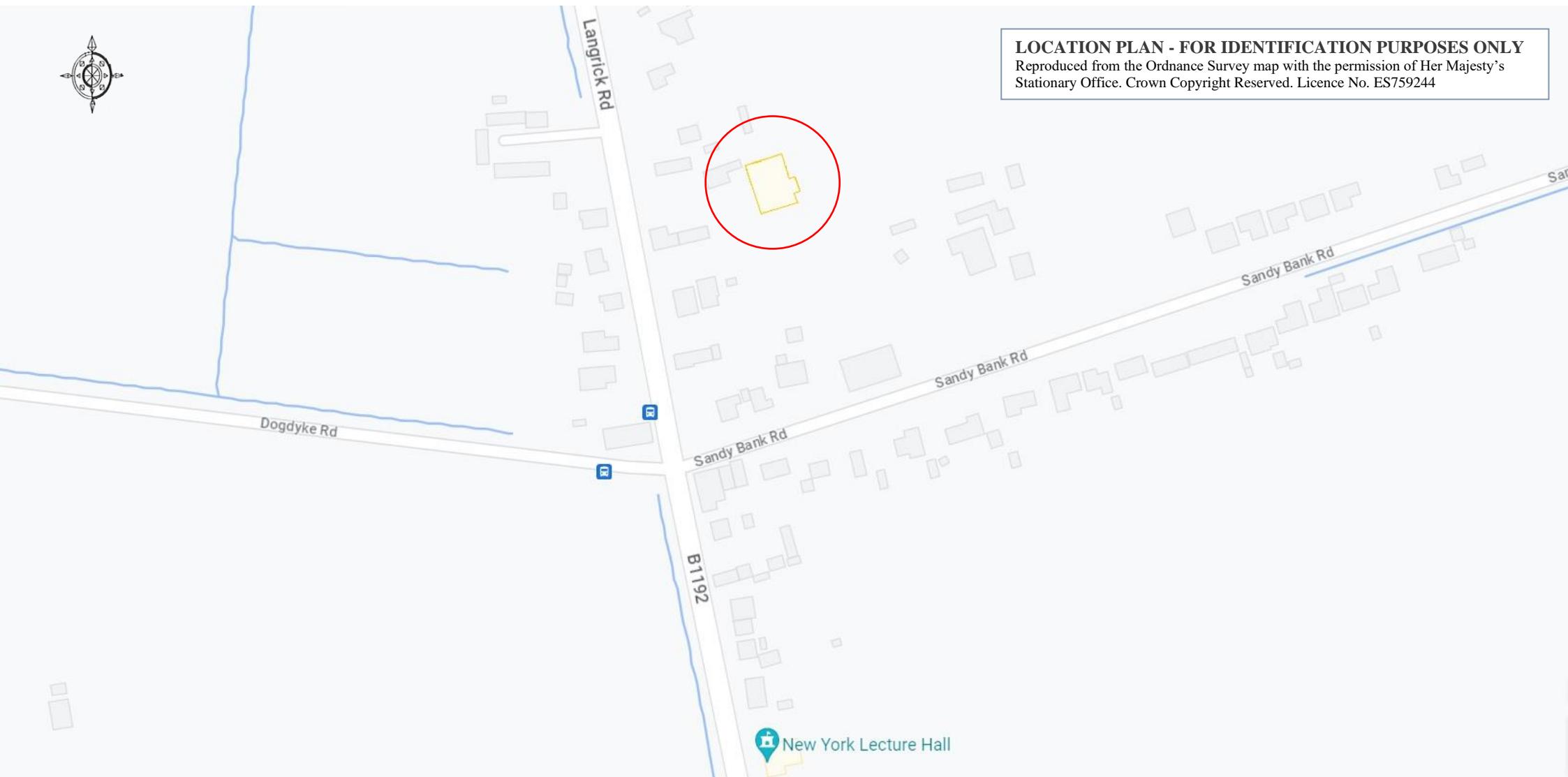
## RENT

£12,000 p.a.x.

## VIEWING

By arrangement with the Agent, Colin Low. Lindsey Court, Horncastle, LN9 5DH.  
Tel: 01507 522222  
Email: [colinlow@robert-bell.org](mailto:colinlow@robert-bell.org)  
Website: [www.robert-bell.org](http://www.robert-bell.org)

Brochure prepared May 2023



#### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.