



UNIT 1  
KARGLEN INDUSTRIAL ESTATE  
THE MOORS  
BRANSTON  
LINCOLN  
LN4 1HY

**£250,000**

- High bay warehouse/industrial unit for sale.
- Close proximity to the B1188 (linking Lincoln to Sleaford).
- 423.8 m<sup>2</sup> / 4,562 ft<sup>2</sup> Gross Internal Area.
- The accommodation is spread across a workshop & offices.
- Clear eaves of 7.1 m (23 ft), solid floors & vehicular entrance door.
- 3 phase supply.
- External hardstanding via separate negotiation.
- EPC exempt.

## DETAILS

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The Property comprises a semi-detached steel portal frame high bay warehouse premises situated on the well-established Karglen Trading Estate.

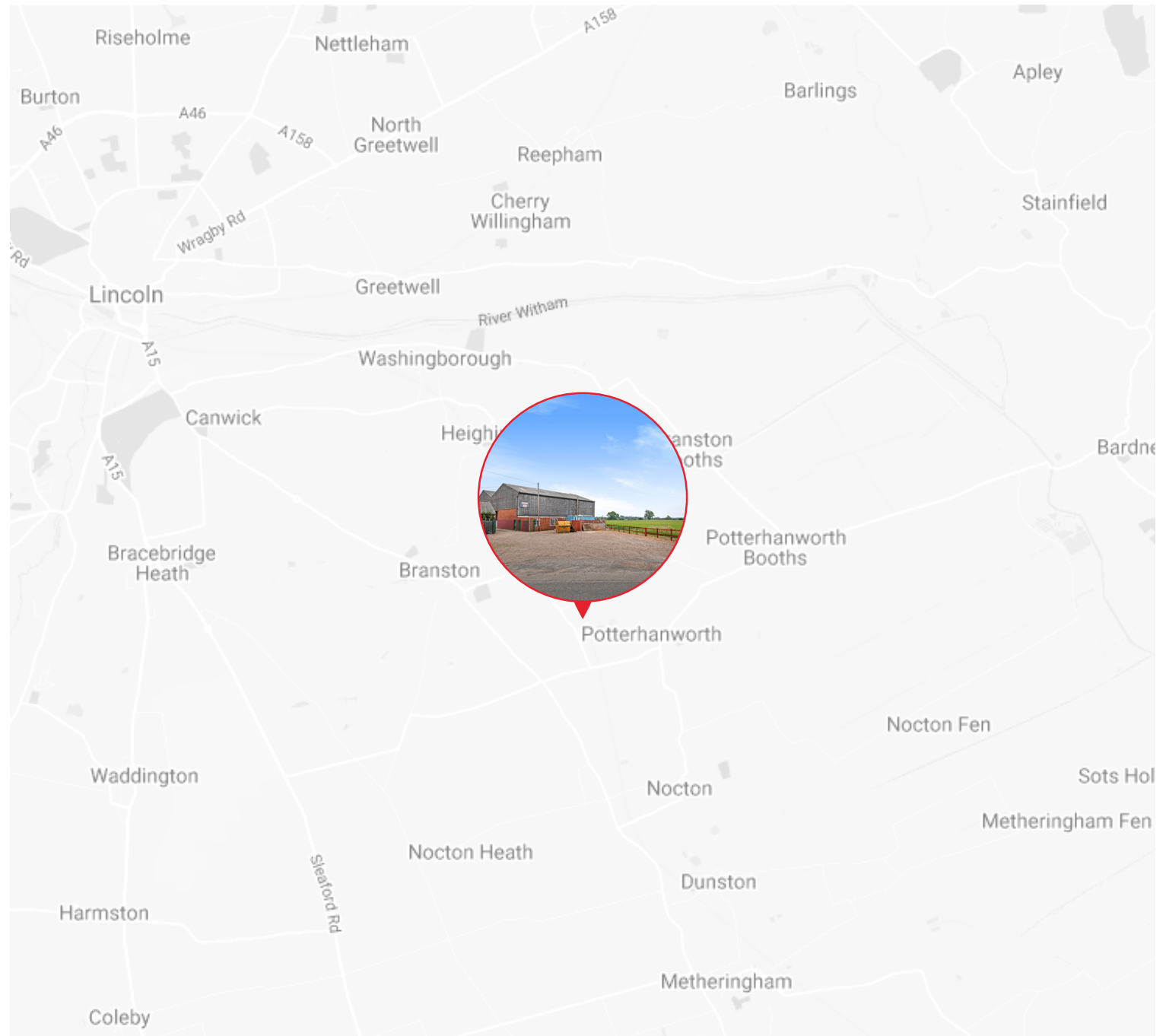
The property benefits from brick cavity offices, clear eaves of 7.1 m (23 ft), a vehicular entrance door leading off the communal yard, 3 phase electric supply and a small external storage area with a larger hardstanding yard available by way of separate negotiation. The freehold is available for sale with vacant possession.

## LOCATION

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The Property is situated on the east side Potterhanworth Road on Karglen Trading Estate some 5 km (3 miles) south of Branston and within close proximity to the B1188. The B1188 links the nearest city of Lincoln (15 km travelling north west) with Sleaford (22 km travelling south).

Karglen Trading Estate is a small well-established trading location in a semi-rural position which houses a well-proportioned number of fully occupied mixed use buildings.



# INTERIOR

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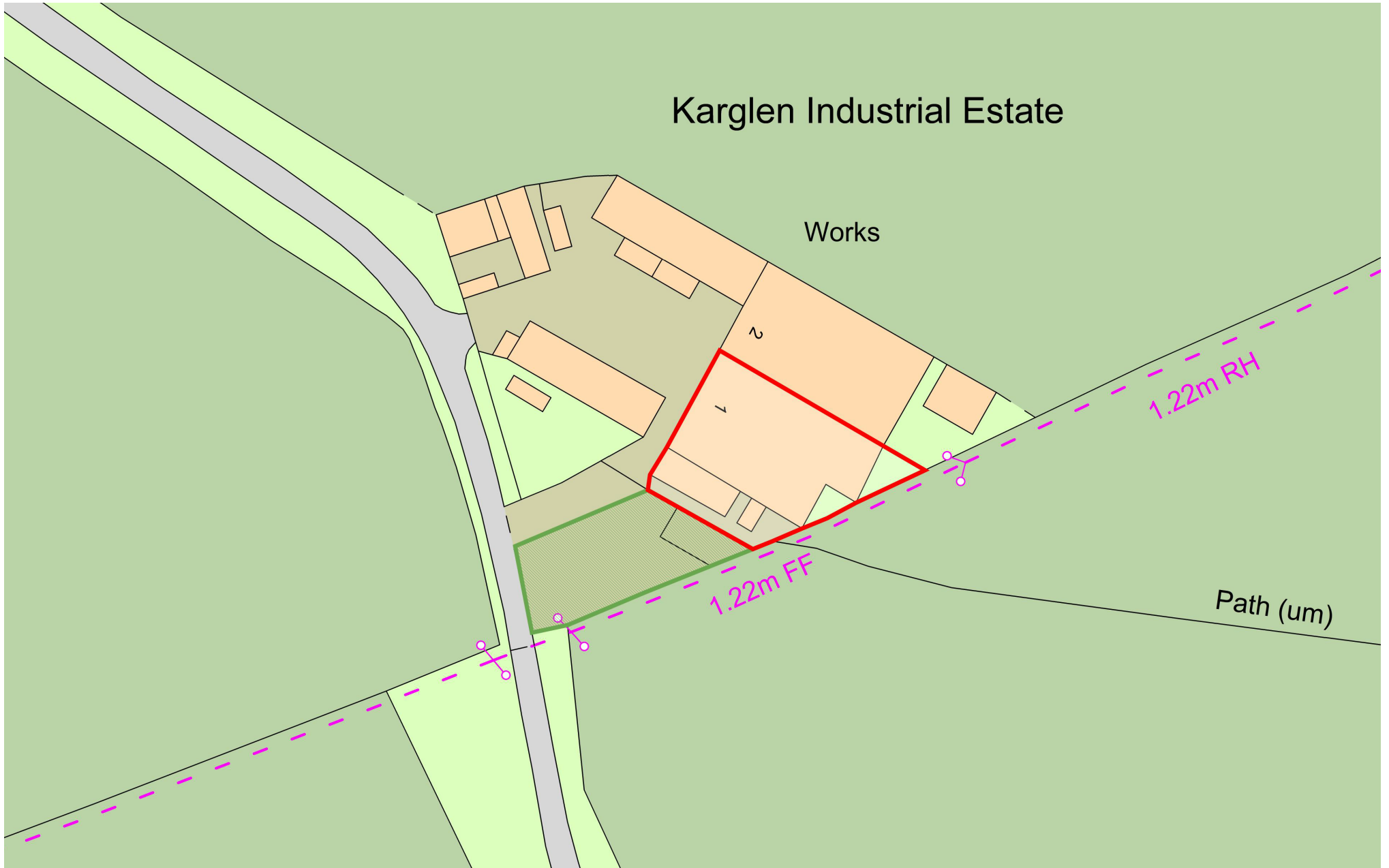
# INTERIOR

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SITE MAP

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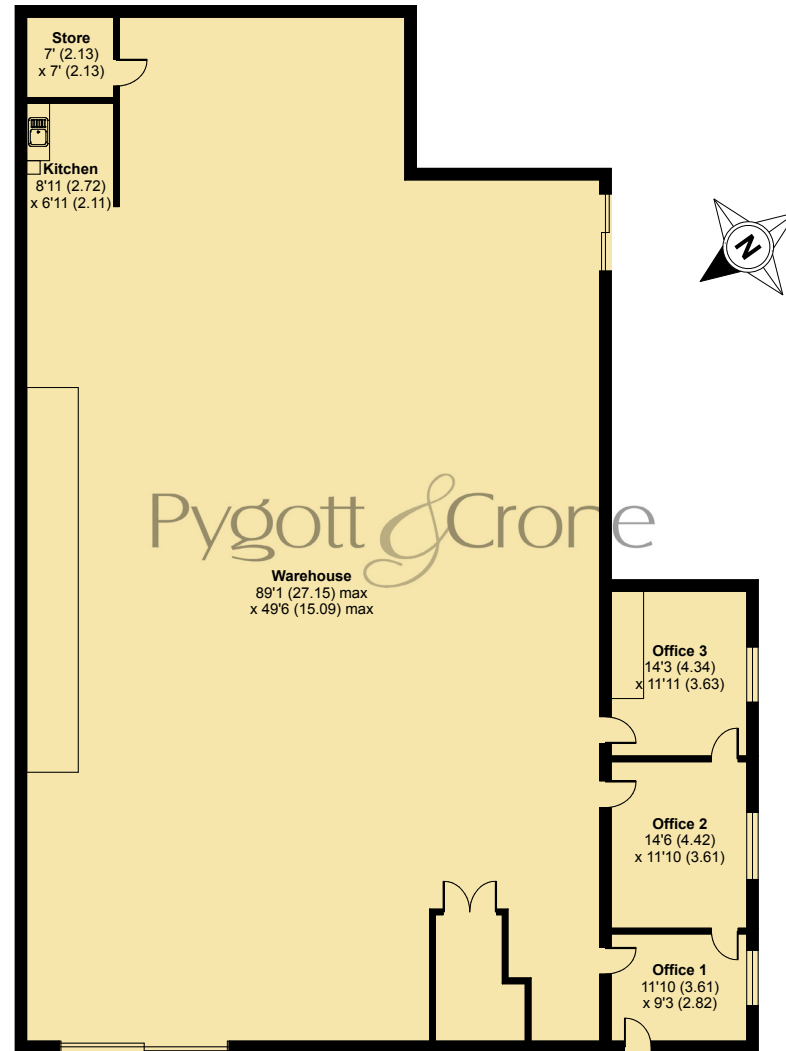


# FLOOR PLAN

## Karglen Industrial Estate, The Moors, LN4

Approximate Area = 4720 sq ft / 438.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. © nichecom 2020. Produced for Pygott & Crone. REF: 609909

## FURTHER INFORMATION

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### Accommodation

We have measured the Property in accordance with the current RICS code of measuring practice on a Gross Internal Area (GIA). The accommodation more particularly comprises:

Warehouse - 380.6 SQM / 4,097 SQFT  
Offices - 43.2 SQM / 465 SQFT  
Total - 423.8 SQM / 4,562 SQFT

### Tenure

The freehold is for sale with vacant possession at an asking price of £250,000 (two hundred and fifty thousand pounds).

The Property is included within the title LL161105 which includes the whole trading estate. A separate title will be created upon a successful sale being agreed.

The attached plan outlines the area included within the sale edged red for indicative purposes. There is an additional area of hardstanding available by separate negotiation edged green.

### Rateable Value

Pygott and Crone have been made aware that mains water and electric are connected to the property. Currently, there are no sanitary facilities fitted in the Property. However, we understand that foul drainage is already connected to the Property to enable a toilet to be fitted in the future. Foul drainage is via a septic tank.

The vendor prior to completion will ensure that the services are split from the remaining units and use of the septic tank will be permitted with the costs of maintenance/up keep being shared between the occupiers on the estate.

The services or installations have not been serviced or tested.

### VAT

VAT will not be charged on the sale price.

### Energy Performance Certificate

The Property is exempt from requiring an EPC.

### Legal Fees

In the usual manner each party will be responsible for their own legal costs incurred within the transaction.

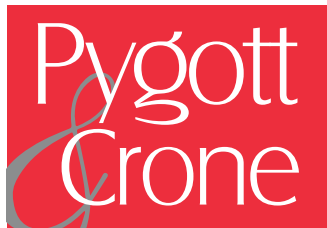
### Local authority

North Kesteven District Council  
Kesteven Street  
Sleaford  
NG34 7EF


### Viewing


Viewing is strictly by appointment with the sole agents:

Pygott & Crone,  
21 The Forum,  
North Hykeham,  
Lincoln,  
LN6 8HW  
Tel: 01522 536777



VIEWING IS STRICTLY BY APPOINTMENT ONLY WITH THE SOLE SELLING AGENT

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