

Modernised Agricultural Workshop Starter Unit  
Extending to 162sqm 1,745sqft To Let Immediately  
Superbly Located 1 Mile from the A1 Trunk Road

Agricultural Workshop | Sewstern Lane | Long Bennington | NG23 5EX



Recently Refurbished, Clear Span Agricultural Workshop Unit Available Immediately with Concrete Apron, High Impact Flooring, Roller Shutter Door, 3 Phase Power

Available to Let Leasehold  
£875 plus VAT per month Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



### Location...

Sewstern Lane is located to the south of the village of Long Bennington, in the Parish of South Kesteven on the A1 trunk road, 7 miles to the north of Grantham and 5 miles to the south of Newark on Trent.

The village has a range of local amenities including convenience stores, public houses and schools, and has a population of just over 2,000 residents.

Sewstern Lane forms part of the Viking Way, the River Witham runs to the east, the village is by-passed.

The property is located on Sewstern Lane accessed from the northern slip road into Long Bennington less than 1 mile from the A1 Trunk Road

The property forms part of a working farm. To the south, west and east is open farmland with excellent views over the Vale of Belvoir.

### Description...

The recently refurbished units, comprising a single terrace of three, are located within a secure compound and benefit from excellent security with an automated remote access gate providing convenient out of hours access. The units are refurbished to a shell specification with High Impact Concrete Floors, LED Lighting, WC, Roller Shutter and Personnel Doors and 3-Phase Power.

### Schedule of Accommodation...

Three High Clear Span Warehouse Units with a minimum eaves height of 5.0m, Concrete Aprons, High Impact Flooring, Roller Shutter Doors, 3 Phase Power LED Lighting, WC.

Unit	SQM	SQFT	Price Per Month
R1	164	1,770	<b>Let</b>
R2	162	1,745	<b>Let</b>
R3	162	1,745	£875 + VAT

### Tenure...

The units are available on new Full Repairing and Insuring Terms for a minimum term of 3 years with the rent payable quarterly or monthly in advance.

A contribution towards the landlord's reasonable legal fees of £500 plus VAT will be required with regards to the cost of the preparation of the lease and a deposit will be held by the landlord of the equivalent of a quarter of a year's rent paid upfront.

Leases will be excluded from the Landlord and Tenant Act 1954 Part II.

### Outgoings...

The landlord reserves the right to levy a service charge for any communal external areas.

Building insurance will be charged on an annual basis to cover the cost of the premium.

The Tenant will be responsible for the maintenance of the buildings.

Business Rates to be assessed will be the responsibility of the tenant.

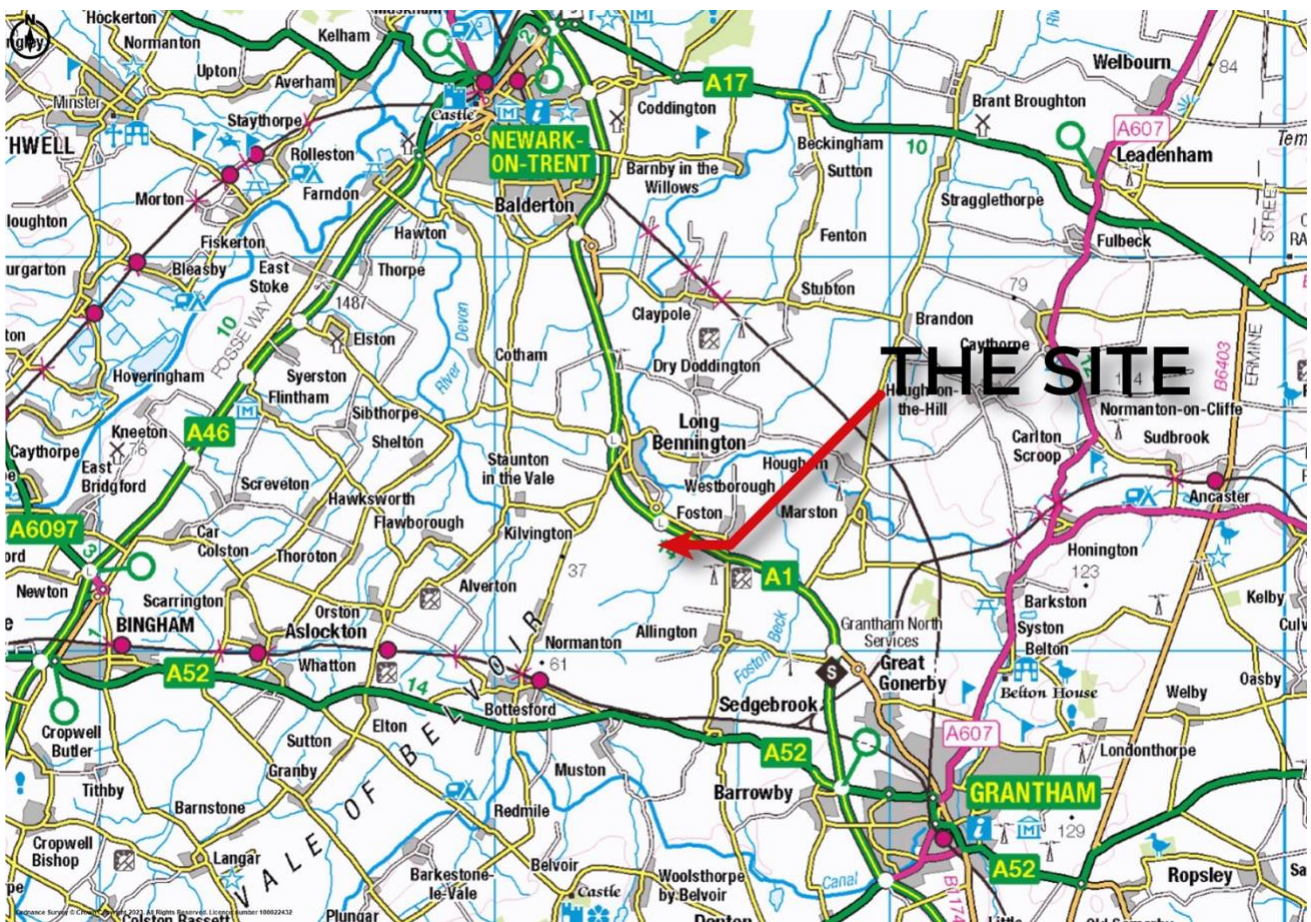
Tenants will be responsible for gaining any statutory consents required. Please enquire with the Agent.

### VAT...

It is understood that VAT is charged on the rent at the prevailing rate.

### Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.  
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**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

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