



Unit 1, Horncastle Lane  
Scampton

MOUNT & MINSTER



- 5,750 sq ft
- Steel Pedestrian Door
- Three Phase Electricity
- Electric rollershutter doors
- Mains Water

#### Location

The property is located 4.5 miles to the north of the Cathedral City of Lincoln. Situated within close proximity to the Lincolnshire Showground just off the A15 the unit provides excellent access to the major road networks including the A46, M180, A57 and A1.

#### The Unit

5,750sq ft of internal space in a recently refurbished steel portal framed building with brick and cement fibre cladding. Access is provided via electric roller shutter doors and a steel pedestrian door. The site is secured by a gated access road. Concrete hardstanding provides ample turning space for articulated vehicles.

#### Services

Services to the building include mains water and three phase electricity.

#### Rent

£20,100pa

#### Term

Minimum 12 month initial term.

#### Viewings

Strictly by prior arrangement with the agent Mount & Minster LLP:

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