

Brand New Industrial Unit

Fosseway, A46 Newark Road, Lincoln, LN5 9EJ

TO LET: £9,000pax



- **Excellent location, visible from A46.**
- **Industrial accommodation 1,500sq ft (139sq m)**
- **Brand New premises**
- **Easy Access to the A1**
- **Units can be combined to create 3,000sq ft.**

Pygott & Crone



Fosseway, A46 Newark Road, Lincoln, LN5 9EJ

A brand new development of 4 industrial units, offering accommodation between 1,500-3,000sq ft. The property is of modern design and currently under construction with the units expected to be available to rent from November/December 2017.

Pygott & Crone
Lawrence House
Clasketgate
Lincoln
LN2 1JJ
01522 536777
commercial@pygott-crone.com
www.pygott-crone.com

LOCATION – The development is situated excellent for its use just off the A46, less than one mile from its junction of the Lincoln Bypass. Additionally the A46, which delivers quick easy access to Lincoln City Centre, Newark (A1) and Nottingham.

The development is positioned adjacent to the former Fosseway pub, which has recently be refurbished to provide high quality office accommodation.

GENERAL – The first phase of this brand new development recently started and is expected to be ready for occupation in November/December 2017.

The scheme is to be built to a high specification, having brick and insulated clad elevations, an insulated clad roof and electric roller shutter door. An office can be included, subject to separate negotiation.

Externally the units will benefit from a good parking allocation for the size of the accommodation. Units can be combined to create up 3,000sq ft.

ACCOMMODATION –

UNIT NO.	GIA - SQFT	GIA - SQM	PRICE
1	1,500	139	£9,000
2	1,500	139	£9,000
3	1,500	139	Retained by Owners
4	1,500	139	Retained by Owners

SERVICES – Mains electricity (including three phase), water and drainage are available to the property.

None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

OUTGOINGS –

Rateable Value: TBA

Charging Authority: NKDC

Business Rate Multiplier: 0.479

Year: 2017/18

TENURE – TO LET on FRI terms for £9,000 pax

SERVICE CHARGE – A service charge will be payable for the costs of shared services such as maintenance of the shared roadway, landscaping and CCTV, ect.

LEGAL COSTS – Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE – An Energy Performance Certificate will be carried out for these units on completion of the construction.

VIEWING – To view the premises and for any additional information please contact the sole agents Pygott & Crone.

Jamie Thorpe jthorpe@pygott-crone.com

Robert Waterhouse rwaterhouse@pygott-crone.com

Tel: 01522 536777

