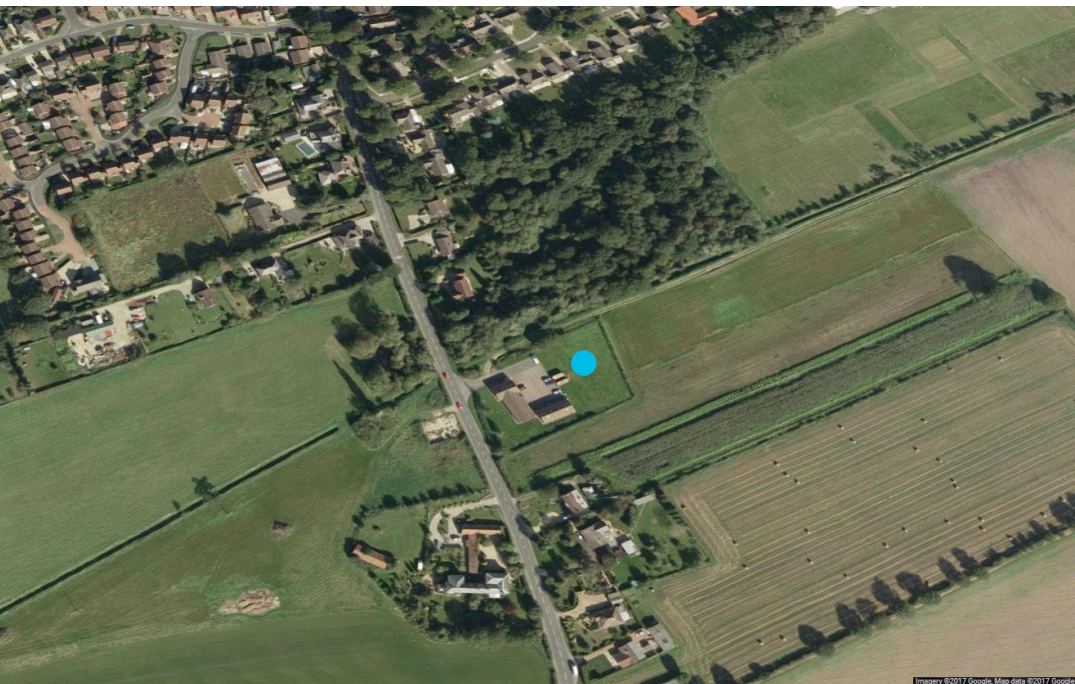
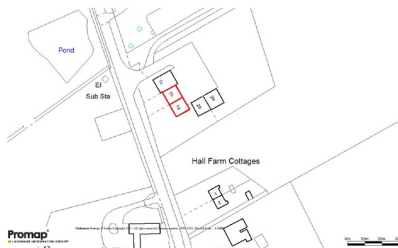




BANKS LONG&Co

TATTERSHALL ROAD INDUSTRIAL ESTATE,
WOODHALL SPA, LINCOLNSHIRE, LN10 6TW

- Established industrial estate
- Two light industrial units
- 70 sq m (753 sq ft) each
- Accessed off B1192
- Ideal for expanding local businesses
- **TO LET**



LOCATION

The estate is situated off the B1192 Tattershall Road entering Woodhall Spa from the south. Woodhall Spa itself has a resident population of 4,298 (2011 Census) and is located approximately 15 miles east of Lincoln and 30 miles south west of Scunthorpe. It is a popular leisure resort and is the home of a number of Championship golf courses and the British Golfing Association.

PROPERTY

The estate was constructed in 1992 and comprises two terraces which provide a total of 5 light industrial units with shared service yard. The estate benefits from palisade security fence with gates to the front.

The units are constructed with brick elevations under pitched tiled roofs and provide open plan workshop/storage accommodation with ancillary WC/staff facilities and benefits from manually operated up and over folding doors together with personnel doors.

ACCOMMODATION

Having measured the units in accordance with the prevailing RICS measurement guidance, we calculate that the units have the following floor area:

Unit 1A	70 sq m	(753 sq ft)
Unit 1B	70 sq m	(753 sq ft)

EPC Rating:	Unit 1A	D97
	Unit 1B	D89

SERVICES

Mains water, electricity and gas are available and connected to the property. Interested parties are advised to make their own investigations to the utility providers.

TOWN AND COUNTRY PLANNING

The units have consent for uses falling within Class B1 (Light Industrial) of the Town & Country (Use Classes) Order 1987 (as amended).

RATES

Charging Authority:	East Lindsey District Council
Description:	Light Industrial
Rateable value:	£3,850 per unit
UBR:	0.504
Period:	2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The units are available **To Let** on an effective Full Repairing and Insuring lease for a term to be agreed subject to a Landlords break option at the end of the eighteenth month.

The leases will exclude the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£5,350 per annum exclusive per unit

SERVICE CHARGE

A service charge will be levied to cover upkeep, maintenance and repair of the common parts of the estate

Buildings insurance is charged in addition.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: James Hall or Harry Hodgkinson

T : 01522 544515

E : james.hall@bankslong.com or harry.hodgkinson@bankslong.com

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