



Proposed View

BANKS LONG & Co

DISCOVERY PARK, WHISBY ROAD, LINCOLN
Design & Build Industrial Units

- 372 sq m (4,000 sq ft) to 9,290 sq m (100,000 sq ft)
- Units to be purpose built to occupier's requirements
- Prominent main road position
- Range of complementary nearby amenities
- Excellent access to the A46/A1
- Postcode: LN6 3QZ
- **For Sale or To Let**





Development Legend:

A Trade Counter Units	B Mid Sized Light Industrial Units	C Larger Light Industrial Units
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LOCATION

The development is situated fronting Whisby Road within the south west business quarter of Lincoln.

It has an excellent strategic position providing quick access to the A46 dual carriageway, which in turn leads to Lincoln city centre (4 miles), the A1 (11 miles) and all other major road links.

Nearby occupiers include Siemens PLC, Lincat Limited and Praxair Surface Technologies.

PROPERTY

The site comprises a relatively level parcel of land totalling some 7 acres. The land can accommodate buildings up to 100,000 sq ft on a design and build basis. The exact specification of the accommodation will depend upon on occupier's own requirements.

ACCOMMODATION

Units can be made available of between 372 sq m (4,000 sq ft) and 9,290 sq m (100,000 sq ft).

SERVICES

All mains services are to be made available and connected to the site including gas, electricity, drainage and water. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We have been advised by the Local Planning Authority that the site is allocated for employment purposes with an anticipation of planning consent for uses falling within Class B1 (Light Industrial/ Offices), B2 (General Industrial) and B8 (Warehouse and Distribution) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own investigations to the Local Planning Authority.

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

RATES

Charging Authority: North Kesteven District Council
Description: To be assessed
Rateable value: To be assessed
UBR: 0.493
Period: 2015 - 2016

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 accommodation will be made available on a design and build basis either for sale freehold or to let on occupational lease terms.

PRICE/RENT

Terms are available upon application.

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of any common parts of the development.

VAT

VAT may be charged in addition to the sale price / rental at the prevailing rate.

LEGAL COSTS

In the event of a freehold sale, each party is to be responsible for their own legal costs incurred in documenting the transaction.

In the event of a leasehold disposal, the ingoing lessee is to be responsible for both parties' proper and reasonable costs incurred in documenting the transaction.

VIEWING

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

Contact: William Wall
Telephone : 01522 544515
Email : william.wall@bankslong.com
Ref. WWLS/4293