



Unit 1, Newlin Business Park, Exchange Road, Lincoln, LN6 3AB



## Unit 1, Newlin Business Park, Exchange Road, Lincoln, LN6 3AB

- Light Industrial Unit
- Ground Floor-109 sq m (1173 sq ft)
- First Floor Offices-31 sq m (333 sq ft)
- 2 Allocated Parking Spaces
- EPC Rating

# Freehold £140,000

Pygott & Crone  
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Lincoln  
LN2 1EW

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**LOCATION** - The development is located at the head of Exchange Road, which is just off Doddington Road and is accessed directly from the A46 Lincoln bypass and also Tritton Road giving an immediate link into Lincoln City Centre.

**DESCRIPTION** - This unit is self-contained and benefits from an electronically operated vehicle access shutter door, an office, a disabled compliant WC and first floor offices.

The unit comes with 2 parking spaces in front of the building.

**SERVICES** - Mains electricity, water and drainage are connected to the unit; however all prospective purchasers are advised to check upon the adequacy of these supplies for their own purposes.

### BUSINESS RATES –

Charging Authority: North Kesteven District Council  
Rateable Value: £6,900  
UBR: 0.479  
Period: 2017-2018

**EPC** - The property has an Energy Performance rating of D:90. The full EPC and Recommendation Report are available upon request.

**VAT** - VAT may be charged in addition to the purchase price at the prevailing rate.

**VIEWING** - Viewing is strictly by appointment with the sole agents:  
Tel: 01522 536777

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