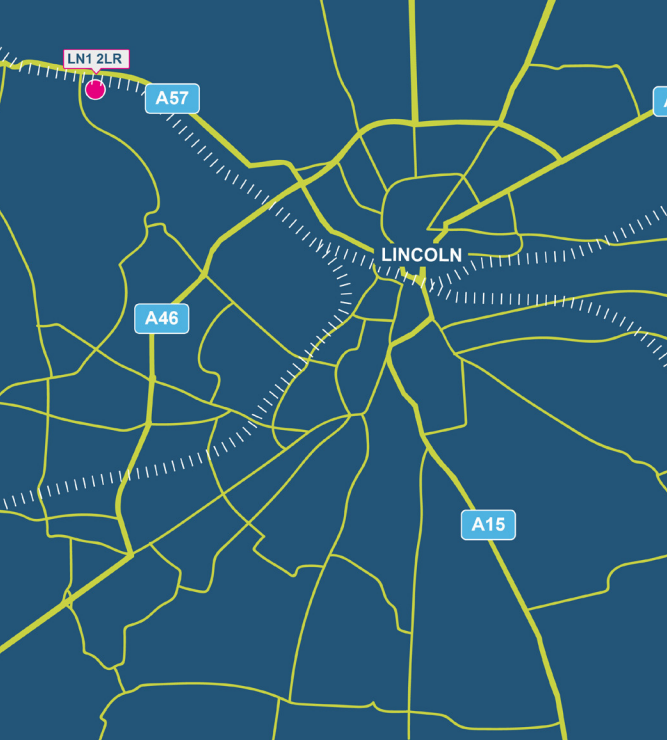




**BANKS
LONG&Co**

**ERRIS COURT, SAXILBY ENTERPRISE PARK,
SKELLINGTHORPE ROAD, LINCOLN, LN1 2LR**

- Brand new industrial units
- 96 sq m (1,032 sq ft) to 384 sq m (4,128 sq ft)
- Flexible terms available
- Excellent links onto A57/A46/A1
- Rent from £5,500 pax or Price from £87,750
- **FOR SALE/TO LET**



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.

LOCATION

The premises are located on the popular Saxilby Enterprise Park just off the A57 close to Saxilby approximately 3 miles west of the A46 Lincoln Bypass and 5 miles from Lincoln City Centre. Neighbouring occupiers include Lindum Group, Rickmar Plant Sales and Lindale Healthcare.

PROPERTY

The proposed units are to comprise three terraced workshops and one detached unit finished to a high standard incorporating steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and a similarly clad roof.

Internally, the accommodation will provide clear work space together with allocated staff/WC facilities. Vehicular access to each unit is by way of an up and over door. Externally each unit will benefit from allocated parking and shared circulation/loading facilities.

ACCOMMODATION

Having scaled from architects drawings in accordance with the prevailing RICS property measurement guidance, we calculate the units will have the following gross internal floor areas:

Unit 1	Under Offer
Unit 2	Under Offer
Unit 3	Under Offer
Unit 4	96 sq m (1,032 sq ft)

SERVICES

We understand that mains services with the exception of gas are to be available and connected to the units. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

A planning application has been submitted to West Lindsey District Council for the proposed development of 4 No. small industrial units.

RATES

Charging Authority: West Lindsey District Council
Description: To be assessed
Rateable value: TBC
UBR: 0.479
Period: 2017-2018

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 premises are available **to let** either individually or combined, on Full Repairing and Insuring terms for a flexible period of years. Alternatively, the units may be available **for sale** freehold.

PRICE/RENT

Price: £87,750
Rent: £5,500 per annum exclusive

SERVICE CHARGE

If the units are to be let or sold individually then a service charge will be levied to cover the upkeep, maintenance and repair of all common parts.

VAT

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

LEGAL COSTS

In the event of a leasehold disposal the ingoing lessees are to be responsible for all parties' proper and reasonable legal costs incurred in documenting the transaction.

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

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

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