

UNIT 1
SLEAFORD ROAD
BRACEBRIDGE HEATH
LINCOLN
LN4 2ND

£20,000 TO LET PAX

- Established business Park
- Located off the A15 Sleaford Road
- Easy access to the new eastern bypass
- Warehouse and offices
- Allocated parking
- Eaves Height - 5.5m
- Roller Shutter Door
- 3 Phase Power
- EPC C (68)

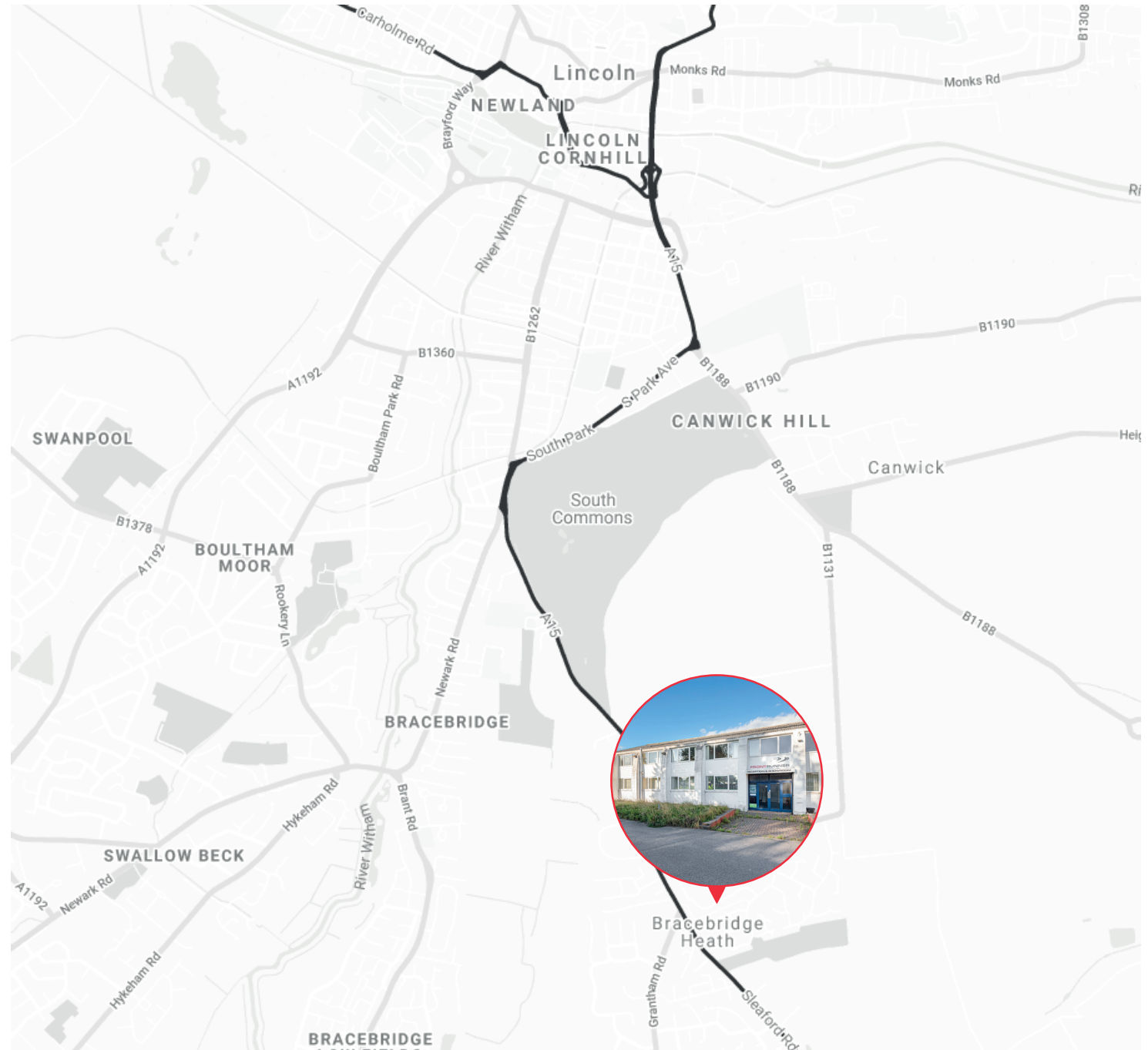
The Property comprises a prominent warehouse premises, with ancillary offices and allocated parking.

The Property has a shared reception entrance, leading to its offices and open plan warehouse accommodation, which benefits from a roller shutter door, 3 phase power and eaves height of 5.5m.

The business park is located off Sleaford Road (A15) in Bracebridge Heath, which is the main route from Lincoln City Centre to the south of the County towards Sleaford.

It is situated close to the new eastern bypass, which connects to the A15 approximately 0.6 miles south.

Bracebridge Heath is a popular sought after residential village to the south of Lincoln off the A15 and offers good local facilities and amenities including pubs, shops and schools.



INTERIOR



INTERIOR



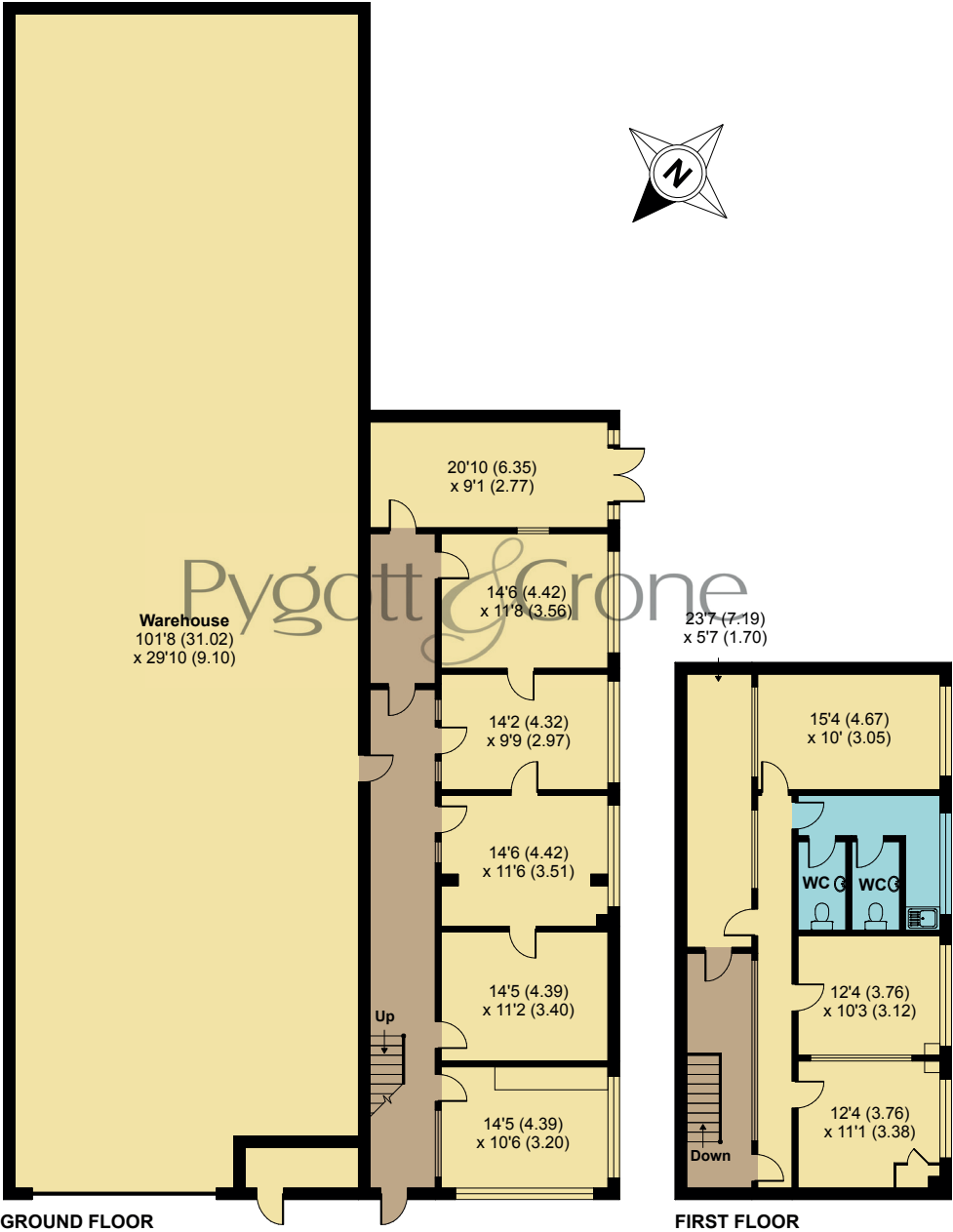
EXTERIOR



FLOOR PLAN

Sleaford Road, Bracebridge Heath, Lincoln, LN4

Approximate Area = 5449 sq ft / 506.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. © nichecom 2020.
Produced for Pygott & Crone. REF: 642399

FURTHER INFORMATION

Accommodation

The accommodation more particularly comprises:

Warehouse, with roller shutter door- 278 sq m (2,992 sq ft)
cubicle offices - 126 sq m (1,356 sq ft)

Kitchen and WCs

Outside

There is hardstanding parking/storage area located to the front of the unit.

Services

Pygott and Crone have been made aware that mains water, electricity and drainage are connected to the property.

The services or installations have not been serviced or tested.

Service Charges

A service charge will be payable for upkeep and maintenance of the common parts of the sleaford road industrial estate.

Deposit

A deposit equivalent to 3 months rent is payable on lease commencement.

Security Of Tenure

The lease is to be excluded from the Provisions Part II of the Landlord and Tenant Act 1954, regarding security of tenure.

Legal Fees

The ingoing tenant will be responsible for the landlords legal costs incurred in this transaction.

References

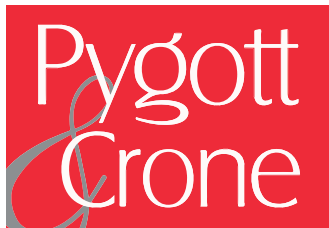
As a matter of company policy, the ingoing tenant may be requested to prove bank and/or credit references, together with any existing landlord/trade references.

EPC

The property has an Energy Performance rating of C (68). The full EPC and Recommendation Report are available upon request.

VAT

It is understood that VAT will not be chargeable on the rent.



VIEWING IS STRICTLY BY APPOINTMENT ONLY WITH THE SOLE SELLING AGENT



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