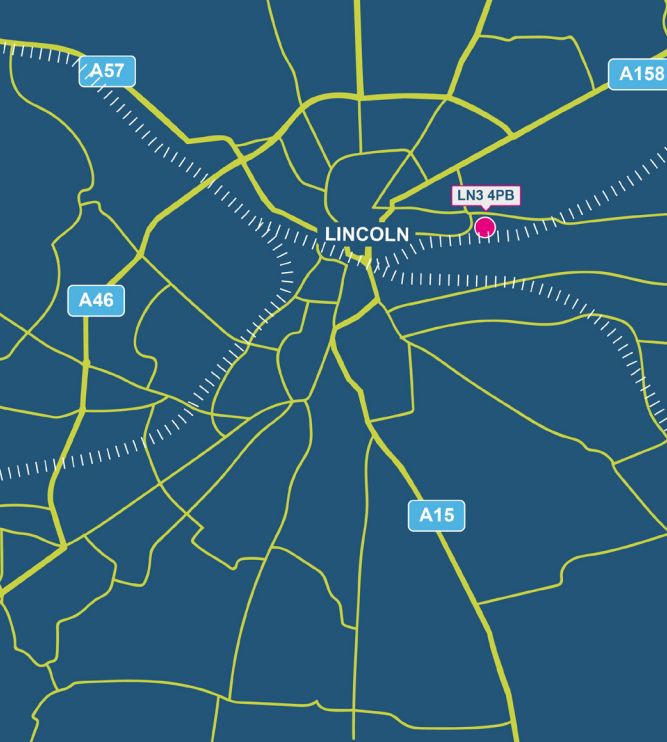




BANKS LONG&Co

UNIT 12, WITHAM POINT BUSINESS PARK, WAVELL
DRIVE, LINCOLN, LN3 4PB

- Modern industrial unit
- 139 sq m (1,500 sq ft)
- Ideal for expanding SME's
- Quick access to the A46 bypass and the city centre
- TO LET



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 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 lessees 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 property is located on Witham Point Business Park, forming part of the successful Allenby Trading Estate, to the east of Lincoln city centre. The estate provides quick access to Outer Circle Road and the city centre (1½ miles) and the A46 bypass.

The A46 bypass provides links to major routes in and out of Lincoln including Newark/the A1 (18 miles south west) and Scunthorpe M180 (27 miles north).

PROPERTY

The property comprises a mid-terraced industrial unit finished to a high standard incorporating steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, the accommodation provides clear workspace with minimum working height of 6m together with allocated office/staff/WC facilities. Vehicular access is via a manually operated up and over door.

Externally the unit benefits from 2 allocated car parking spaces and shared circulation/loading facilities.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Total NIA: 139 sq m (1,500 sq ft)

SERVICES

We understand that mains services including water, drainage and electricity are available to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

RATES

Charging Authority: City of Lincoln Council
Description: Warehouse premises
Rateable value: £8,100
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 unit is available **To Let** for a term of years to be agreed.

RENT

£8,625 per annum exclusive

SERVICE CHARGE

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

VAT

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

LEGAL COSTS

Each party is to 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 joint agents.

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Ref. 6336/2019i

or our Joint Agent
 Pygott & Crone
 01522 568822