

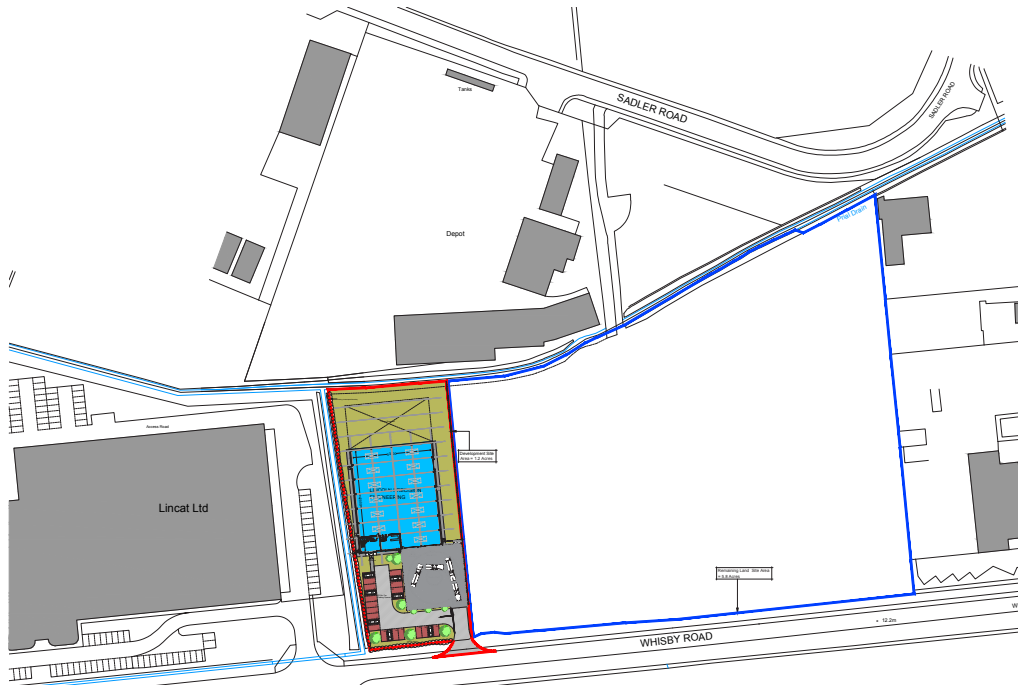
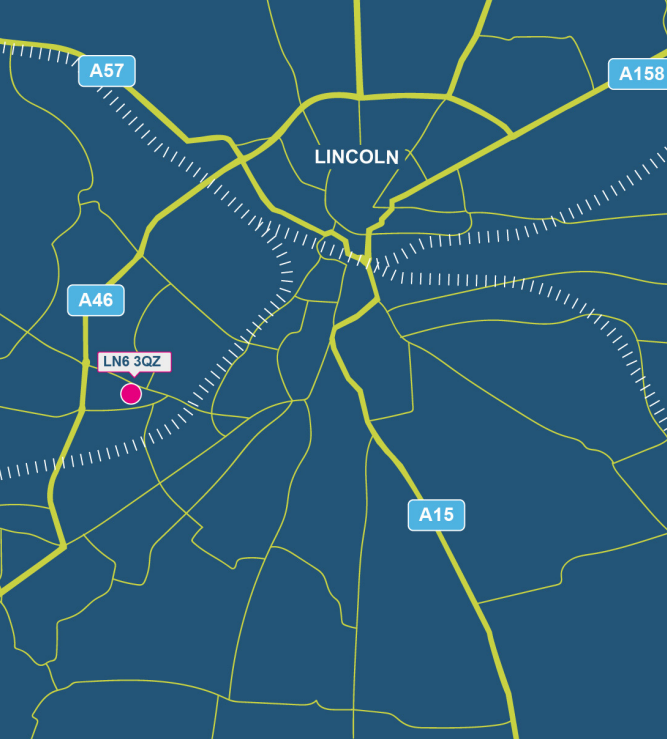


# BANKS LONG&Co

DISCOVERY PARK, WHISBY ROAD, LINCOLN,  
LN6 3QZ

- New design and build industrial units
- Prominent main road position
- 929 sq m (10,000 sq ft) to 9,290 sq m (100,000 sq ft)
- Excellent access to the A46/A1
- Potentially suitable for alternative uses, subject to planning consent
- **FOR SALE OR 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 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 and a soon to be completed Jaguar Land Rover motor dealership.

## PROPERTY

The site comprises a relatively level parcel of land totalling some 5.8 acres that can accommodate buildings up to 100,000 sq ft on a design and build basis. The exact specification of the accommodation will depend upon an occupier's own requirements.

Discovery Park already includes the new Lincoln Precision Engineering HQ.

## ACCOMMODATION

Units can be made available from :  
929 sq m (10,000 sq ft)

## SERVICES

All mains services are to be made available and connected to the site. Interested parties are advised to make their own investigations to the utility service providers.

## TOWN AND COUNTRY PLANNING

We understand that the site is allocated for employment purposes with an anticipation of planning consent for uses falling with 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.

## RATES

**Charging Authority:** North Kesteven District Council  
**Description:** To be assessed  
**Rateable value:** To be assessed  
**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 buildings will be available on a design and build basis either **For Sale** freehold or **To Let** on occupational lease terms.

## PRICE/RENT

**Terms available upon request**

## 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/rent at the prevailing rate.

## LEGAL COSTS

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

In the event of a leasehold disposal, the ingoing tenant 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  
**T :** 01522 544515  
**E :** william.wall@bankslong.com  
**Ref.** 4293/2018