



Unit 14, Stirlin Court, Saxilby, Lincoln, LN1 2LR

Pygott & Crone

Unit 14, Stirlin Court, Saxilby, Lincoln, LN1 2LR

- Unit of approx 926 sq ft (86.1 sq m)
- Mezzanine 850 sq ft (78.97 sq m)
- Office 136.7 sq ft (12.70 sq m)
- For Sale £140,000 or To Let £10,500 per annum
- Available Immediately
- Excellent Transport Links to A57 and A46

£140,000

Pygott & Crone
21 The Forum
Newark Road
North Hykeham
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LOCATION - Stirlin Court is prominently situated on the popular Saxilby Enterprise Park development. The location is just off the A57 trunk road close to Saxilby, approximately 3 miles North West of the A46 Lincoln Bypass and 5 miles from Lincoln City Centre. Neighbouring occupiers include Lindum Construction, Spence Accounting, Oliver Seeds, Torque Engineering, Orderwise and QJS Equipment.

ACCOMMODATION - The specification includes brickwork / blockwork to approximately two metres on the front elevation, insulated cladding to the remaining walls and roof, an insulated sectional loading door, personnel door and disabled specification WC facilities.

The unit has been fitted out with a mezzanine floor, office, kitchenette and workshop. Each unit has allocated parking and good cause for loading. Detailed plans are available on request.

PRICE / RENT –

Freehold - £140,000

Leasehold - £10,500 per annum

SERVICE CHARGE - Building owners will be allocated shares in the management company, which will maintain the shared entrance road, CCTV system, electric gates and landscaping. The management company will charge a service charge for these services.

EPC - The full EPC and Recommendation Report are available on request.

SERVICES - Mains electricity, water and drainage are all connected to the unit.

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

BUSINESS RATES –

Rateable Value: £4,000

Charging Authority: West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, DN21 2NA, tel: 01427 615411

VIEWING - Viewing is strictly by appointment with the agents:

Pygott & Crone, 21 The Forum, Newark Road, North Hykeham, Lincoln, LN6 8HW

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