

4 x Brand New Hybrid Office / Industrial Unit

Stirlin Business Park, Sadler Road, Lincoln.

TO LET: from £16,500pax

Pygott & Crone



- Lincoln's prime commercial district.
- Excellent location, visible from Lincoln's A46 Bypass.
- 4 Units available from 2,142 sq ft (199 sq m)
- Warehouse accommodation on the ground floor.
- High Specification office accommodation on the first floor.
- Allocated Parking

Stirlin Business Park, Sadler Road, Lincoln, LN6 3RS

4 x BRAND NEW HYBRID OFFICE / INDUSTRIAL UNIT

AVAILABLE NOW

4 units offering flexible accommodation and comprise both office and warehouse space, located in Lincoln's prime business district adjacent to the A46 bypass. This unit can be let on flexible lease terms ideal for starter and expanding businesses.

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LOCATION –

The development is at the heart of Lincoln's prime commercial district, situated on Sadler Road, close to the junction with Doddington Road, providing easy access to the A46 Lincoln Bypass. The A46 in turn delivers quick easy access to Lincoln City Centre, Newark (A1) and Nottingham.

Facilities available in the immediate surrounding area include hotels, health and fitness clubs, public houses and restaurants.

Neighbours to the development comprise a number of high profile businesses to include Audi, Land Rover, Mercedes-Benz, Lexus, Toyota, Total Fitness, Frankie & Benny's and Ibis Hotels.

GENERAL –

The site extends to approximately 1.91 acres (0.77 Ha), has extensive frontage to Sadler Road and is visible from the A46 Lincoln Bypass. The site further benefits from electric gated entrance and fully secure boundaries.

The first and second phase of the redevelopment scheme has recently been completed, comprising 10 industrial units and 3 hybrid units, ranging from 1,066 sq ft to 2,424 sq ft.

The third phase of the development will provide 4 x Hybrid Office / Industrial units. Each unit will provide power

floated concrete floors and bare faced block walls on the ground floor. The first floor will offer high specification open plan office space, having suspended ceilings, carpeted floors, air conditioning and perimeter trunking.

A full specification can be provide to seriously interested parties on request.

ACCOMMODATION –

UNIT NO.	GIA - SQFT	GIA - SQM	PRICE's from;
15	2,142	199	£16,500pa
16	2,142	199	£16,500pa
17	2,142	199	£16,500pa
18	2,142	199	£16,500pa

The unit provides a warehouse on the ground floor and high specification offices on the first floor (suspended ceilings, air conditioning, carpeted floors).

SERVICES –

Mains electricity (including three phase), water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

OUTGOINGS –

Rateable Value: TBA

However, it is assumed that based on the rating assessment for identical units on the business park, the

units will fall below the threshold for small business rate relief.

Potential tenants should seek Confirmation of the above and to establish if they qualify for such relief from the local authority.

LEASE TERMS – The property is available on flexible lease terms, with an ideal length of 5 years +. Please enquire for further details.

SERVICE CHARGE –

A service charge will be payable for the costs of shared services such as maintenance of the shared roadway, landscaping and CCTV, ect.

A draft budget is available upon request.

LEGAL COSTS –

Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE –

An Energy Performance Certificate will be carried out for these units on completion of the construction.

VIEWING –

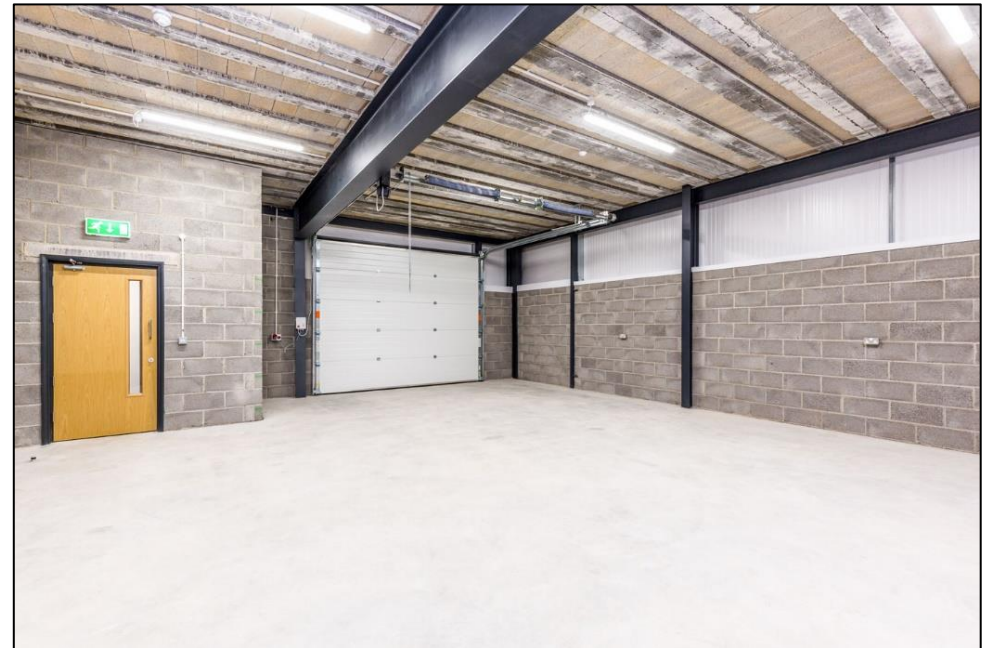
To view the premises and for any additional information please contact the sole agents Pygott & Crone.

Jamie Thorpe jthorpe@pygott-crone.com

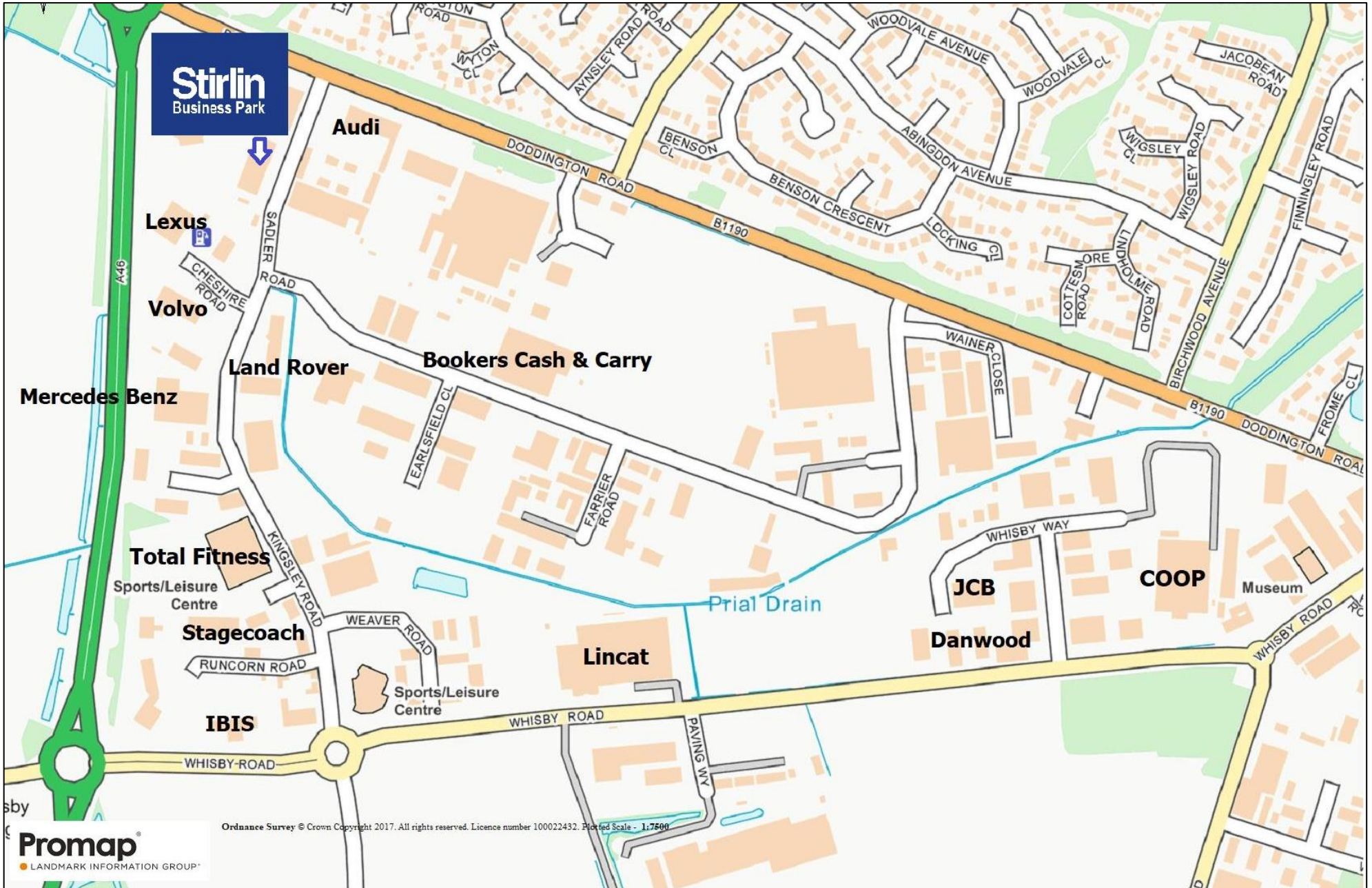
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Stirlin
Business Park

Audi

Lexus

Volvo

Mercedes Benz

Land Rover

Bookers Cash & Carry

Total Fitness

Sports/Leisure Centre

Stagecoach

IBIS

Lincat

JCB

Danwood

COOP

Museum

Priol Drain

Promap

LANDMARK INFORMATION GROUP

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