



**Unit 13 Sunningdale Trading Estate, Dixon Close,
Lincoln, LN6 7UD**

#9747-13/2023J

Unit 13 Sunningdale Trading Estate

Dixon Close, Lincoln, LN6 7UD



Agreement

To Let



Detail

Trade Counter/Showroom



Rent

£39,750 p.a.x



Size

507.80 sq m (5,466 sq ft)



Location

Lincoln, LN6 7UD



Property ID

#9467-13/2023J

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The property comprises a semi-detached industrial unit of steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally the unit benefits from recent redecoration works. There are also two separate WC facilities.

Externally the property has 10 parking spaces including 2 electric charging points and space for loading and circulation. The warehouse benefits from separate pedestrian and vehicle access doors.

Accommodation

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

Area	m ²	ft ²
Warehouse Space	341.51	3,676
Office/Showroom	166.29	1,790
Total GIA	507.80	5,466

Energy Performance Certificate

Rating: B50

Services

We understand that gas, mains water, electricity and drainage supplies are available and connected 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 & Country Planning

We understand that the property has planning consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Warehouse and Premises
Rateable value: £29,500
UBR: 0.512
Period: 2023-2024

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£39,750 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development. More information can be provided on request.

VAT

VAT will 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.

Location

Lincoln is an expanding Cathedral city with a 'Greater Lincoln' catchment population of 250,000. The property is located close to the thriving University of Lincoln academic and student housing campus with the student population currently reported at in excess of 14,000.

The property occupies a prominent location within Sunningdale Trading Estate, surrounded by a variety of trade and business occupiers, including Euro Car Parts Lincoln, Toolstation, Tile Giant, Jump Inc Lincoln, Edmundson Electrical, 7 Core Electrical Wholesale Ltd, HSS Hire and Andrews Car Sales.

Sunningdale Trading Estate provides one of the prime trade locations to the south west of Lincoln city centre immediately adjacent to Tritton Road. Tritton Road is the main arterial road linking the substantial population to the south west of Lincoln and North Hykeham to the city centre.







