

TO LET

UNIT 2, DIXON
TRADE CENTRE ,
DIXON CLOSE,
LINCOLN,
LINCOLNSHIRE
LN6 7UB

5,008 sq ft
465.24 sq m

- Established Trade Park
- Prominent roadside visibility
- Modern warehouse premises

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LOCATION

The property is located on Dixon Close which is approximately 1 mile south of Lincoln city centre and a short distance from Valentine Retail Park.

Tritton Road 'inner ring road' is a short drive and provides quick and easy access in and out of the city.

Nearby occupiers including: Toolstation, Tile Giant, Edmundson, Dixon Auto Centre and City Plumbing.

DESCRIPTION

Prominent roadside trade counter unit located on an established trading park close to Lincoln city centre.

The property is an end of terrace with Dixon Auto Centre the adjacent tenant.

The property comprises a steel portal frame construction with profiled metal composite insulated cladding system beneath a profiled metal composite roof. The roof benefits from translucent panels.

The property benefits from the following specification: 1x sectional over head level access door, WCs and kitchen/tea point, 6.6 metre eaves height and 3 Phase Power.

ACCOMMODATION

Name	Size
Total	5,008 sq ft (465.24 sq m)

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

The property is available to let for an annual rent of £42,500.

SERVICES/SERVICE CHARGE

The property benefits from all main services to include electric, gas and water.

RATEABLE VALUE

Current: £28,750
Interested parties are advised to make their own enquiries with the Local Authority directly.

EPC

The property has an EPC rating of C.

LEGAL COSTS

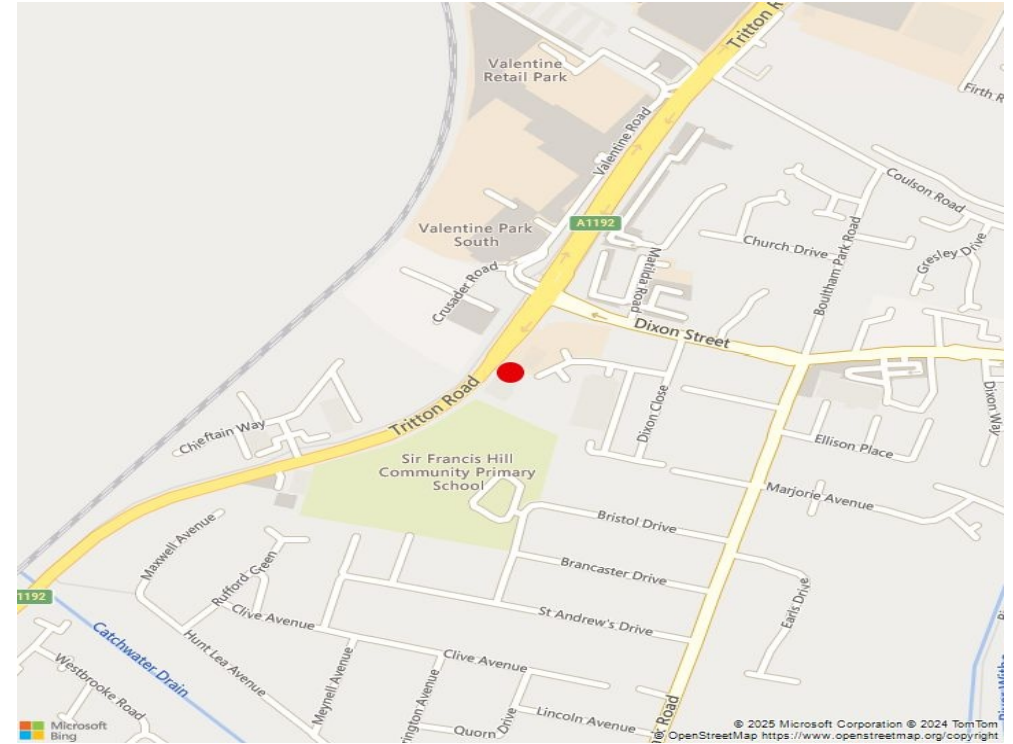
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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