



Unit 24, Lincoln Enterprise Park
Newark Road, Lincoln, LN5 9FP

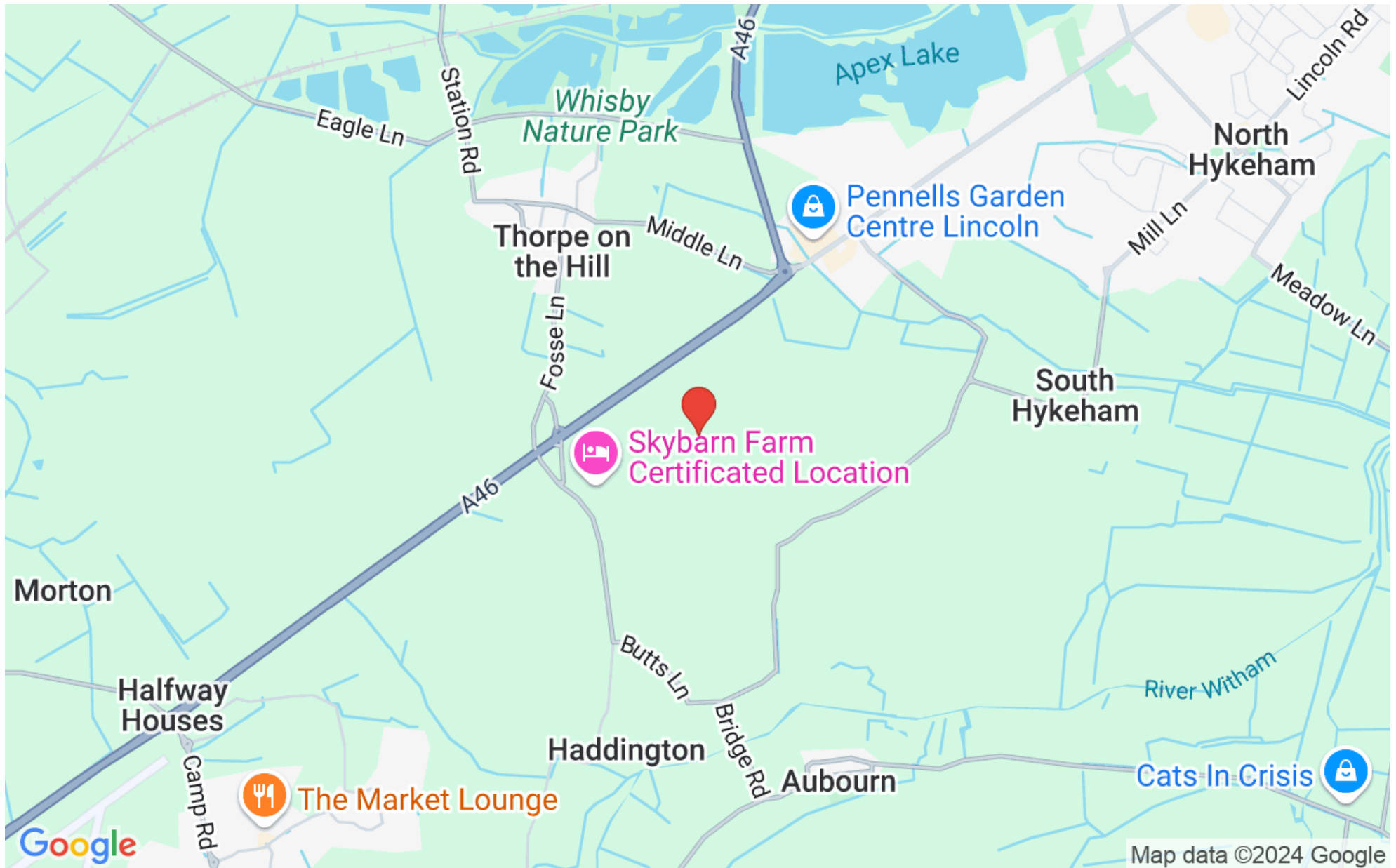
£8,000 pa

Details

- Modern built industrial unit
- 90.58 sq m (975 sq ft) Total
- Just off A46 Bypass
- Parking Available
- electric roller shutter door
- established industrial estate
- secure access and on site CCTV
- EPC RATING - E



Location



Overview

An excellent opportunity to rent this modern industrial unit situated in an established business park just off the main A46 southern carriageway which links to the A1 at Newark (8 miles south). The site has onsite security and parking available.



The Property

Unit 24 Lincoln Enterprise Park provides an excellent opportunity to acquire leasehold workshop space just off the A46 on the outskirts of Lincoln.

The Property provides 975 sq ft of modern warehouse accommodation and comes with an electric roller shutter door, lighting, staff facilities and allocated parking.

The Unit will be available from 7th December 2024.



LINCOLN ENTERPRISE PARK

Lincoln Enterprise Park is an established Commercial development located on the Southern fringe of the City of Lincoln with direct access to the A46 Lincoln bypass, 8 miles from the A1 and 8 miles from the city centre.

The enterprise park is home to a range of businesses, from growing start-ups to small-to medium enterprise (SME), accommodating a variety of uses including office space, general warehouse and distribution to more highly complex CNC manufacturing facilities. The site has been extensively developed to provide a modern yet rural enterprise park with scope for future growth.

SERVICES

We understand that mains electricity and water are connected. Drainage is via a septic tank and no gas is available to the property.

A service charge is levied for the general upkeep and maintenance of the Lincoln Enterprise Park development.

SERVICE CHARGE

Lincoln Enterprise Park is a privately managed development and a Service Charge is levied for the running, upkeep and general maintenance of the common parts to the estate.



BUSINESS RATES

The Property has a rateable value of £6,900. Businesses may be eligible for small business rates relief and are advised to make enquiries with the local charging authority for confirmation.

VAT

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

VIEWINGS

Viewing is strictly by appointment with the agents: Pygott & Crone.

36a Silver Street

Lincoln

LN2 1EW

commercial@pygott-crone.com

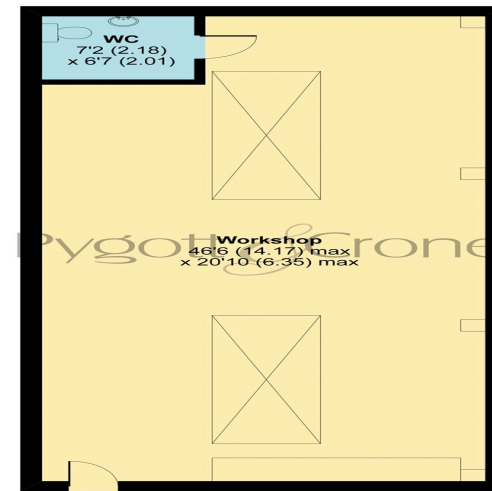
AGENTS NOTE

Images are taken from previous marketing of the unit due to its current occupation. These are provided in good faith and for guidance purposes only. We recommend all prospects view the unit internally to see the current condition of the premises.



Newark Road, Aubourn, Lincoln

Approximate Area = 970 sq ft / 90.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © redbeam 2020. Produced for Pygott & Crone. REF: 656275



Unit 24, Lincoln Enterprise Park, Newark Road
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939