

## Unit 8 & Plot 15, Saxilby Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln LN1 2LR



An excellent opportunity to rent two modern well-presented detached commercial units either as a whole or separately both set within large secure tarmac compounds with extensive carparking/storage area, additional customer parking areas, fire & security systems, internal offices. The premises provide an excellent business base and would be suitable for a variety of business uses, subject to planning. They are located within an established and thriving enterprise park with convenient travelling distance of the A1 & A46 Lincoln By pass providing good communication links to the region's major towns and cities

Unit 8 Approx 132.91m<sup>2</sup>(1439ft<sup>2</sup>) Secure gated Plot 0.191Ha(0.47Acrs)

Plot 15 Approx 298m<sup>2</sup>(3206ft<sup>2</sup>) Secure gated Plot 0.20Ha(0.49acres)

**TO LET**  
**Unit 8- £26000.pa**  
**Plot 15- £40,000pa**

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## LOCATION

The properties are located within the Saxilby Enterprise Park, an established commercial development. The site occupies a position close to the A57 at Saxilby to the west of Lincoln.

The location provides access to the A1 (13 miles) and the A46 Lincoln bypass (5 miles) giving good communication links to the region's major towns and cities and further afield.

### **Unit 8 Saxilby Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR.**

Ground Floor

Storage/warehouse bay - 8.84m x 8.02m (70.90m<sup>2</sup>)

Storeroom/Office (with separate pedestrian access door) - 3.60m x 5.52m (19.87m<sup>2</sup>)

Mess room - 2.00m x 3.07m (6.14m<sup>2</sup>)

WC - 1.99m x 1.48m (2.95m<sup>2</sup>)

Access from loading bay – metal staircase to Mezzanine floor - 8.86m x 3.73m (33.05m<sup>2</sup>)

Outside – the property is served by electric sliding security gates to extensive tarmac parking area. Directly to the front of the security gates is a further block paved visitors car parking area.

Total Net internal floor area approximate 132.91m<sup>2</sup>(1430ft<sup>2</sup>)

### **Plot 15 Saxilby Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR**

Ground floor

Roller shutter door opens out into –  
Loading bay/warehouse: 9.12m x 14.83m (135.25m<sup>2</sup>)  
Plus 3.63m x 1.8m (6.53m<sup>2</sup>)

Rear fire door  
Access to –  
Mess room: 5.27m x 3.59m (18.92m<sup>2</sup>)

WC - 1.68m x 2.35m (3.95m<sup>2</sup>)  
(vanity washbasin, low flush WC, electric water heater)

Office - 8.92m x 5.32m (47.45m<sup>2</sup>)

Communication room - 2.16m x 1.62m (3.50m<sup>2</sup>)

Access from loading bay to –  
Mezzanine floor area - 9.34m x 7.49m (69.96m<sup>2</sup>)  
Plus 5.59m x 2.9m (16.21m<sup>2</sup>)

Outside –  
The property has twin metal gates serving large concreted car parking area, palisade security fencing and internal brick boundary walls. Further block paved visitor carparking to the front.

Net internal floor area approx 298m<sup>2</sup> (3206 ft<sup>2</sup>)

## General remarks

### Services

Mains water, electricity & drainage are understood to be available. Fire and security systems are installed.

### Terms

The property is to be let by way of a new lease on a Full Repairing insuring basis, as a whole or Individual units.  
Unit 8 £26,000 pa  
Plot 15 £40,000 pa

### Business Rates

Charging Authority: West Lindsey District Council  
Description: Workshop & premises  
Rateable value: Unit 8 & Plot 15 £20,259  
Property to be reassessed if split.

### Town & Country Planning

We understand the premises currently have consent for uses falling within Class B2 of Town and Country Planning Use Class Order 1987(As Amended)  
Alternative uses maybe deemed appropriate subject to receipt of necessary planning permission. Interested parties should make their own enquiries.

### VAT

VAT maybe be chargeable in addition to rent at the prevailing rate.

### Legal Costs

Each party will be responsible for their own costs in the setting up of the agreement. However the tenant will make a contribution of £500+ vat towards the Landlord's costs.

### Viewing

Strictly by appointment through the Agents.

### Solicitors

Adie Pepperdine  
3 The Landings Burton Waters Lincoln LN1 2TU  
Michael Adie 01522 577088  
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#### Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

#### Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.