

Tarmac & Concrete Open Storage Extending to approx. 0.206Ha(0.5Acres) to rear of Unit 8 & 15 , Saxilby Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR



A rare opportunity secure level tarmac & Concrete site extending to approx. 0.206Ha (0.5 acres) suited to commercial open storage uses with electric gated access and marked out for carparking,

- Open storage Land
- Level and surfaced, marked out in carparking bays, Gated access
- Flexible Terms
- Immediately Available
- Established Thriving Business Park
- Good Communication links via A46/A1

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TO LET
£16500.pa

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SILCOCK
& PARTNERS

LOCATION

The property is 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.

DESCRIPTION

A Rare opportunity to acquire a level and surfaced secure open storage compound with palisade fencing and electric gated access. The site is currently neatly marked out for numerous carparking places. The site extends to approx. 0.206 Ha(0.5 acres)

General remarks

Services

Mains water, electricity & drainage are understood to be available to the site prospective lease should make their own enquiries regarding availability and connection.

Terms

The property is to be let by way of a new lease on a Full Repairing insuring basis
Flexible terms, Rent £16500p.a

Business Rates

Charging Authority: West Lindsey District Council
Description: To be assessed. Interested parties to make their own enquiries.

Town & Country Planning

Interested parties should make their own enquiries of the planning authority.

VAT

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

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of any common parts of the development

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

Michael.adie@adie-pepperdine.com



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.