

INDUSTRIAL/OFFICE BUILDING

FOR SALE

**On Behalf of the Joint
Fixed Charge Receivers**



**Metro House, Riverside Enterprise Park, Saxilby, Lincoln
LN1 5AB**

#1225752/2025B

Eddisons

METRO HOUSE

RIVERSIDE ENTERPRISE PARK, SAXILBY, LINCOLN, LN1 5AB



Agreement

For Sale



Detail

Industrial/office building



Price

OIRO £650,000



Size

497 sq m (5,349 sq ft)



Location

Lincoln, LN1 5AB



Property ID

#1225752/2025B

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com

07717 546269

01522 544515

Property

The property comprises a modern hybrid industrial/office building of steel portal frame construction with lined sheet clad elevations with a similarly clad pitched roof.

The unit provides an open plan warehouse area with solid concrete floor and modern office accommodation over ground and first floors, finished with suspended ceilings, carpeted floors, air conditioning and perimeter trunking.

The property has an ample fenced and gated yard providing loading, circulation and parking.

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
Ground Floor		
Warehouse	154	1,656
Offices	156	1,674
First Floor		
Offices	161	1,732
Total GIA	471	5,062
Mezzanine	27	288

Energy Performance Certificate

Rating: B40

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 use as storage and distribution with ancillary offices under Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: West Lindsey District Council
Description: Warehouse and Premises
Rateable Value: £22,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 **For Sale** Freehold with vacant possession.

Price

OIRO £650,000

VAT

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

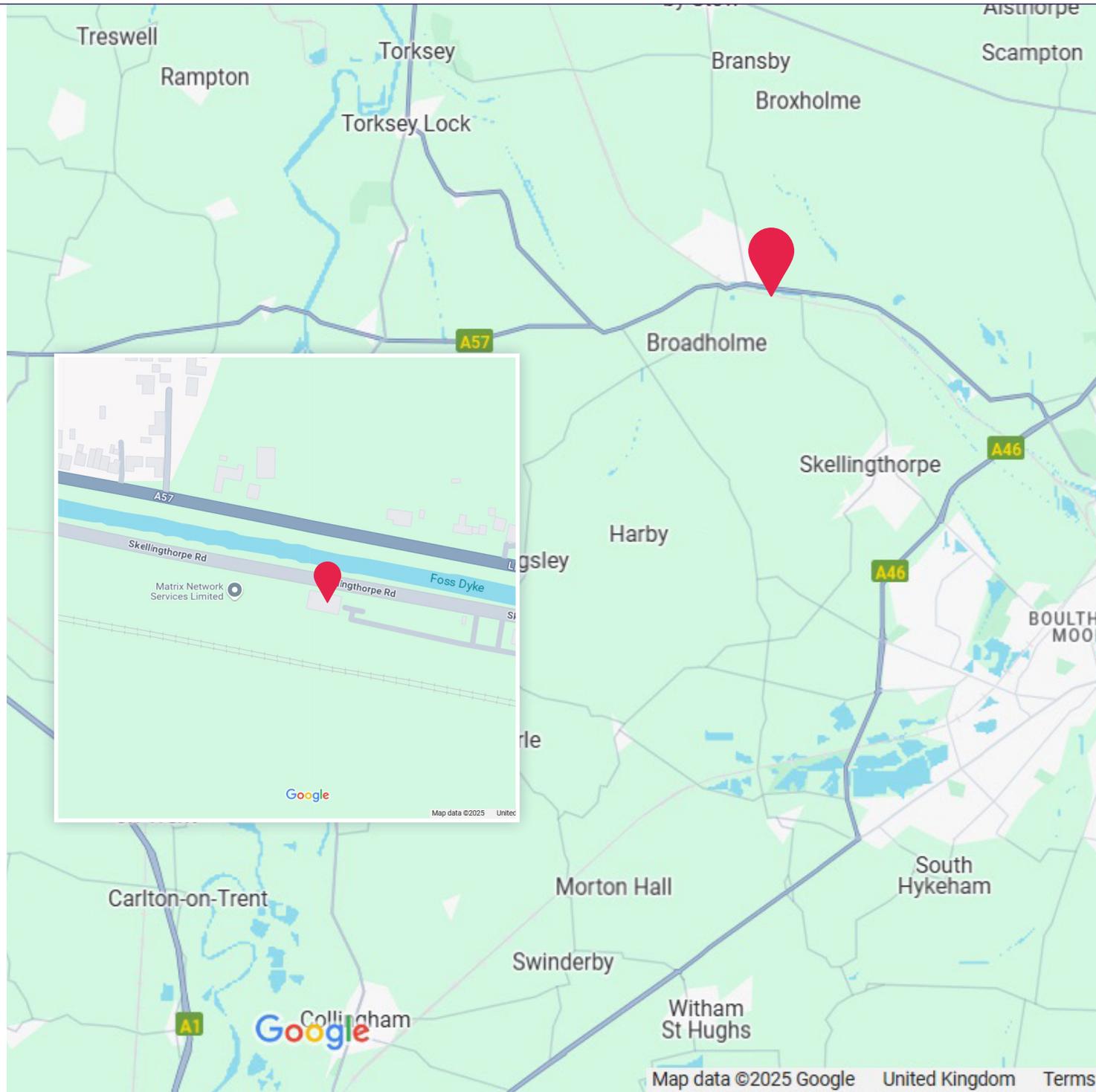
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

Location

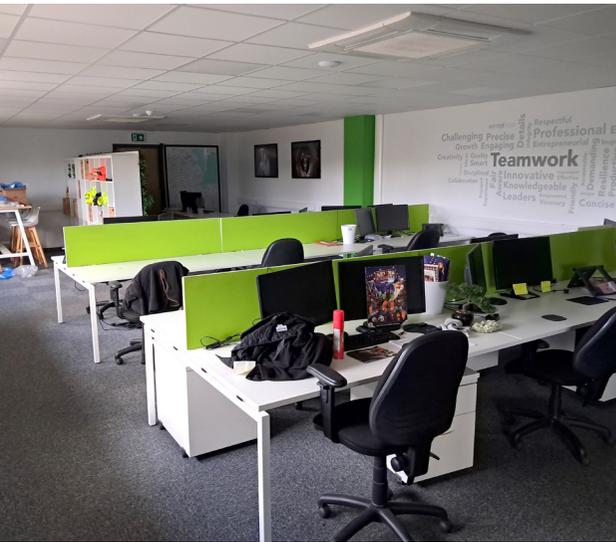
The property occupies a prominent position fronting the busy A57 and forms part of the successful Riverside Enterprise Park just outside Saxilby to the west of Lincoln.

The A46 Lincoln bypass dual carriageway is 3 miles to the east and the A1 is 12 miles to the west.

The A57 is estimated to be used by in excess of 13,000 vehicles per day.



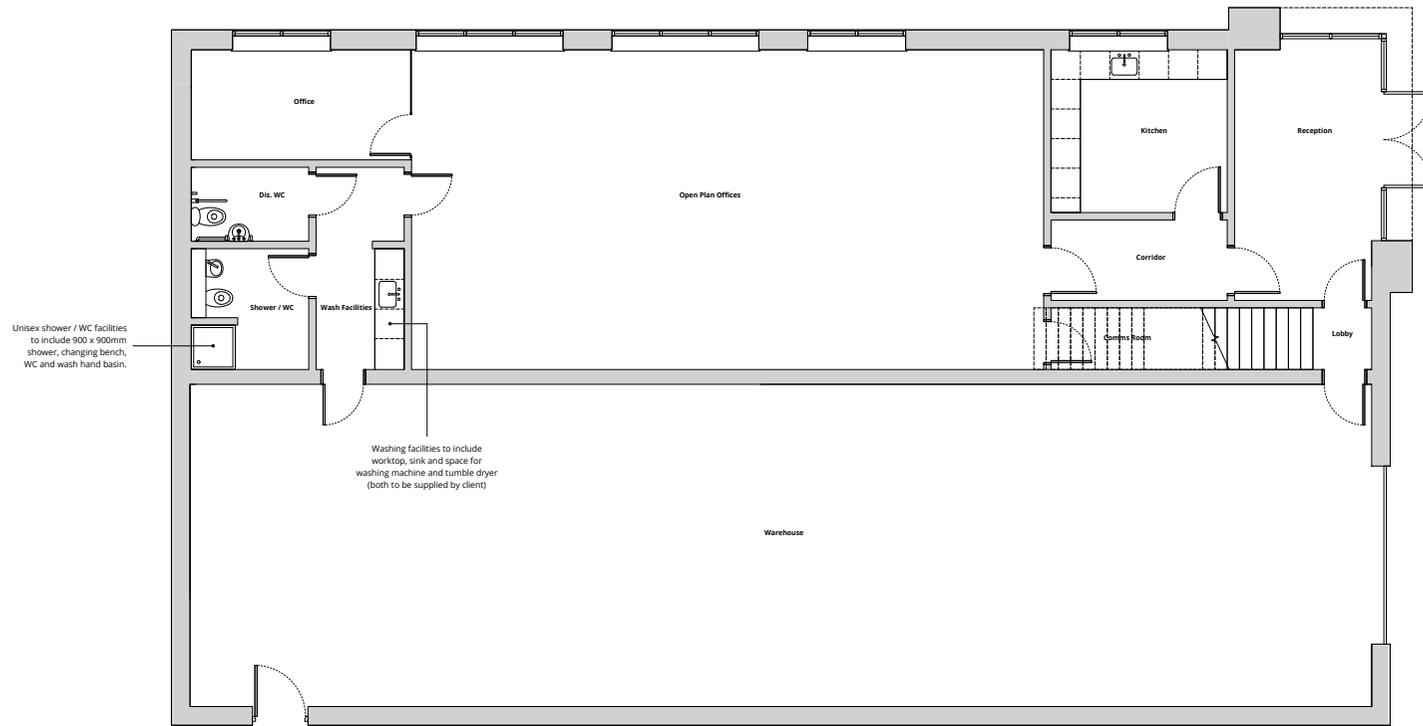




Scale 1:50  5m

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 - Do not scale from this drawing.
 - All dimensions are to be checked on site by the Contractor
 - Report any drawing errors or omissions to the Designer
 - All dimensions in millimeters unless noted otherwise

Rev: Description: Date:



Project:
Proposed Office Building, Riverside Enterprise Park, Saxilby

Drawing:
Proposed Ground Floor Plan

Project / Drawing No. Revision.

A063 - P004

Date: 15.01.2019 Scale: 1: 50 @ A1 Status: Planning

Stirlin Design 11 Humber Court, Lincoln, LN6 4HS Tel: 01522 467170 Email: info@stirlin.co.uk www.stirlin.co.uk

