

PROMINENT INDUSTRIAL UNITS WITH YARDS

FOR SALE/TO LET

LAST TWO UNITS - REDUCED TERMS



Riverside Enterprise Park, Saxilby, Lincoln,  
LN1 2LR

#9671/2023I/2025C

Eddisons



# RIVERSIDE ENTERPRISE PARK

SAXILBY, LINCOLN, LN1 2LR



Agreement

For Sale / To Let



Detail

New industrial units with yards



Price / Rent

Unit 1  
£290,000 (plus yard) /  
From £16,000 pax

Unit 4  
£362,500 (plus yard) /  
From £20,000 pax



Size

From 185.80 sq m (2,000 sq  
ft) plus fenced yard and parking



Location

Saxilby, LN1 2LR



Property ID

#9671/2023I/2025C

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

BA (Hons)  
Surveyor

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Property

These prominent new units are finished to a high standard with profile clad steel portal frame construction, power floated concrete floors and bare faced block walls. Each unit benefits from three phase electricity supply, 5m eaves and electric up and over roller shutter doors to the front and rear. The units benefit from a **fenced service yard** and 5 designated car parking spaces.

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 <sup>2</sup>	ft <sup>2</sup>
Unit 1	185.80	2,000
Unit 2 - National Windscreens	185.80	2,000
Unit 3	232.26	2,500
Unit 4	232.26	2,500
Unit 5 - Screwfix	232.26	2,500

\* Adjoining units can be combined to provide larger units.

Services

We understand that mains water and electricity 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 properties have consent for uses falling within Class E(g) (iii) B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be deemed appropriate, subject to receipt of necessary planning permission. Interested parties are advised to make their own investigations with the Local Planning Authority

Rates

**Charging Authority:** West Lindsey District Council  
**Description:** To be assessed  
**Rateable Value:** Unit 1 - £11,250  
Unit 4 - £10,500

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 units are available **Freehold For Sale**, with vacant possession or **To Let** on a new full repairing and insuring lease.

Price/Rent

Unit	Price	Rent
Unit 1	£290,000	From £16,000
Unit 2	National Windscreens	
Unit 3	SOLD	
Unit 4	£362,500	From £20,000
Unit 5	Screwfix	

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

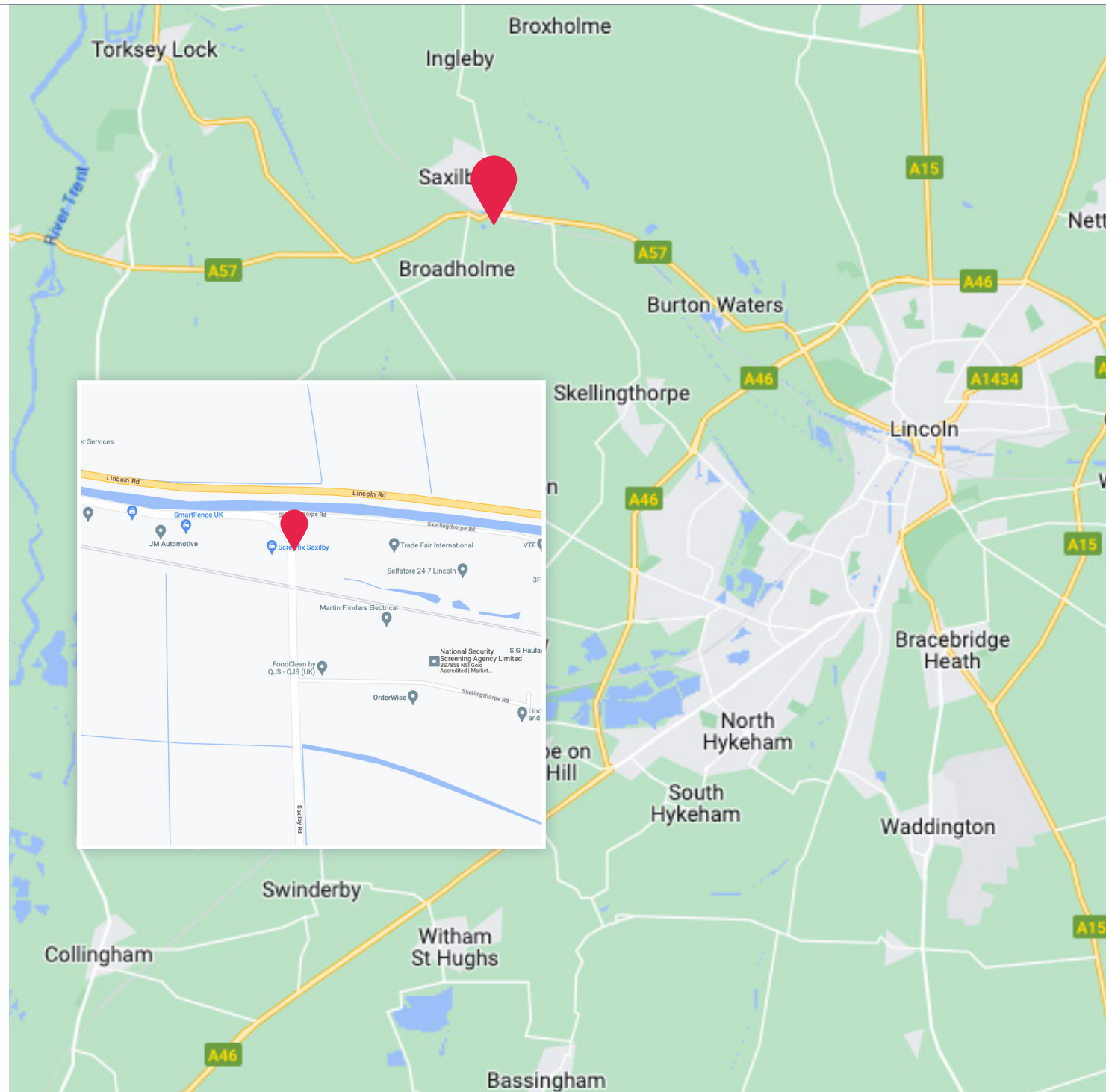
Legal Costs

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

## Location

Riverside Enterprise Park is a highly prominent thriving development that has attracted a range of notable occupiers like Screwfix.

The site occupies a prominent position adjacent to the A57 at Saxilby to the west of Lincoln. The position provides quick access to the A1 (13 miles) and A46 Lincoln bypass (5 miles). The A57 trunk road is used by in excess of 12,000 vehicles per day.







**SCREWFIX**  
DIRECT

**National**  
Windscreens







