



## GROUND FLOOR STORAGE UNIT - TO LET

UNIT 1, FIRTH ROAD BUSINESS PARK, LINCOLN LN6 7AA

- Well located approx 0.7 miles from Lincoln Railway Station.
- GIA approx 2,486 Sq. ft (231.0m<sup>2</sup>)
- Plentiful on-site parking.
- Electric roller shutter door.
- Excellent on-site security.
- New effective full repairing and insuring is lease available for term to be agreed.

**RENT £16,000 P.A.X. LEASEHOLD | 2,486 SQ FT (231.0 M2)**

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LOCATION

Firth Road Business Park is located off Firth Road, a short distance from Tritton Retail Park, St Mark's Shopping Centre and the University of Lincoln Campus, with Lincoln City Centre to the North East.

Lincoln Central Train Station is approximately 0.7 miles to the North. Lincoln benefits from easy access to the A46 dual carriageway with the A1 approximately 16 miles to the South West. Neighbouring occupiers on the Business Park include Siemens PLC, ITP Engines UK Limited and Teledyne E2V (UK) Limited.

DESCRIPTION

Unit 1 comprises a former ground floor Office Suite which currently comprises an open-plan Office with 3 cellular Offices and a Store with an electric roller shutter door for loading. The Office/Store currently has carpet flooring, plastered walls suspended ceilings, double glazed windows and a loading bay. We have been advised that the suspended ceiling will be removed by the landlord prior to a new tenant taking occupation if required.

ACCOMMODATION

The property has been measured on a Gross Internal area basis and comprises as follows:

Description	m2	Sq.ft
Ground Floor - Stores & Offices	231.0	2,486
Total GIA	231.0	2,486

SERVICES

We understand that mains electricity, water and drainage are connected to the property. Prospective tenants are advised to check upon the adequacy and provision of services within the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

The property has historically been used as Offices and as such has an established use now falling under Use Class E. For further information in respect of planning-related matters, prospective tenants should contact Lincoln City Council Tel: 01522 881188.

BUSINESS RATES

Unit 1 is currently assessed under the 2023 Rating List as Offices & Premises with a Rateable Value of £12,000.

Subject to certain criteria being met by the ingoing tenant, it is possible to claim up to 100% exemption from the payment of Non Domestic Business Rates utilising the Government's Small Business Rates Relief Initiative. For further information in respect of the level of Business Rates payable and any reliefs available, prospective tenants should contact Lincoln City Council Tel: 01522 881188.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

LEASE TERMS

A new effective internal repairing and insuring lease is available for a term to be negotiated.

RENTAL TERMS

We are offering the Storage Unit at a rent of £16,000 per annum.

SERVICE CHARGE

The rent is inclusive of service charge.

EPC

The property has an EPC rating of B34 which expires on the 13th July 2033.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any new lease negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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