



NEWLY-BUILT INDUSTRIAL/WAREHOUSE UNIT

UNIT 34 LINCOLN ENTERPRISE PARK, A46 AUBOURN,
LINCOLN, LN5 9FP

- Newly-built, mid-terraced Industrial / Warehouse Unit
- Situated on an established Business Park accessed directly off the A46.
- GIA approx. 135.3 sq m (1,456 sq ft).
- 3-phase electricity and electric roller shutter door.
- Highly competitive rent - only £8.20 per sq ft.

£12,000 P.A.X. LEASEHOLD | 1,456 ft² (135.3 m²)

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BROWN & CO JH Walter

LOCATION

Lincoln Enterprise Park is an established Commercial location accessed directly off the A46 Dual Carriageway between Lincoln & Newark and approximately 1 mile from the roundabout at South Hykeham.

Lincoln is a Cathedral City with an urban population of approximately 130,000 people as of the 2011 Census. The City is located approximately 33 miles North East of the City of Nottingham, 41 miles South East of the City of Sheffield and 48 miles North of the City of Peterborough.

DESCRIPTION

Unit 34 briefly comprises a newly-built, end-terraced Industrial / Warehouse Unit of steel portal frame construction with brick and block external walls to a height of approximately 2 metres with profiled and insulated metal cladding above to eaves height as well as a pitched and insulated profiled metal roof covering containing translucent roof light panels. The Unit benefits from a 3-phase electricity supply, electric roller shutter door access from the front elevation and a disabled / unisex WC facility to one corner.

ACCOMMODATION

Unit 34 has been measured on a Gross Internal Area basis and comprises as follows:

Description	m2	Sq.ft
Industrial/Warehouse Unit	135.5	1,456
Total NIA	135.3	1,456

SERVICES

We understand that Unit 34 is connected to mains electricity (with 3-phase supply), water and drainage.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

We believe that Unit 34 has planning consent falling under Use Class E of The Use Classes Order 2020.

For further information in respect of planning-related matters, potential tenants are advised to contact the Planning Department at North Kesteven District Council tel: 01529 414155.

BUSINESS RATES

We believe that Unit 34 is assessed under the 2023 Rating List as a Workshop & Premises with a Rateable Value of £10,500.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Business Rates utilising the Government's Small Business Rate Relief Initiative.

We would recommend that prospective tenants contact North Kesteven Council to ascertain the level of Business Rates payable in respect of the property and the potential for claiming exemption from part or all of the liability. Tel: 01529 414155.

LEASE TERMS

Unit 34 Lincoln Enterprise Park is to be made available by way of a new effective full repairing and insuring lease for a term to be negotiated.

RENTAL TERMS

Unit 34 is available at a highly competitive rent of £12,00 per annum plus VAT.

Subject to acceptable lease and rental terms being offered by a suitable potential ingoing tenant, the landlord may grant an initial rent-free period to the new tenant.

EPC

Unit 34 has an EPC Rating of B50 which is valid until 27th August 2034.

VAT

We understand that VAT will be payable upon the rent to be paid under the terms of any new lease negotiated.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information, or to arrange an accompanied viewing please contact the Joint Sole Letting Agents:

AGENTS

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