

WAREHOUSE

TO LET/MAY SELL



**Units 7, 8 & 9, Allens Business Park, Skellingthorpe Road, Saxilby, Lincoln
LN1 2GH**

#1223782/2025A

Eddisons

UNITS 7, 8 & 9, ALLENS BUSINESS PARK

SKELLINGTHORPE ROAD, SAXILBY, LINCOLN, LN1 2GH



Agreement

To Let/May Sell



Detail

Warehouse



Rent/Price

Rents from £78,344 pax
Price - OIEO £4m



Size

From 1,819.64 - 6,104.02 sq m
(19,586 - 65,704 sq ft)



Location

Lincoln, LN1 2GH



Property ID

#1223782/2025A

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515

OR OUR JOINT AGENT

JAMES CAMERON
Brown & Co
01522 457800

Property

The property comprises a prominent warehouse building that has been re clad in recent years, providing open plan storage areas with ancillary showroom, office, staff and WC facilities over two floors.

Unit 7 has separate pedestrian and vehicular access doors.

Units 8 & 9 have 5 vehicular access doors and separate pedestrian doors.

There is ample external 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 areas.

Area	m ²	ft ²
Unit 7	1,819.64	19,586
Units 8 & 9	4,284.38	46,118
Total GIA	6,104.02	65,704

Energy Performance Certificate

The building is rated C.

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 property has consent for warehouse based uses 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:	£129,000

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 **To Let** either as a whole or in part.

Our clients may consider a sale of their Freehold interest.

Rent/Price

Rent:

Unit 7 - £78,344 per annum exclusive

Units 8/9 - £184,472 per annum exclusive

Total - £262,816 per annum exclusive

Price:

OIEO £4 million (whole)

VAT

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

Legal Costs

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

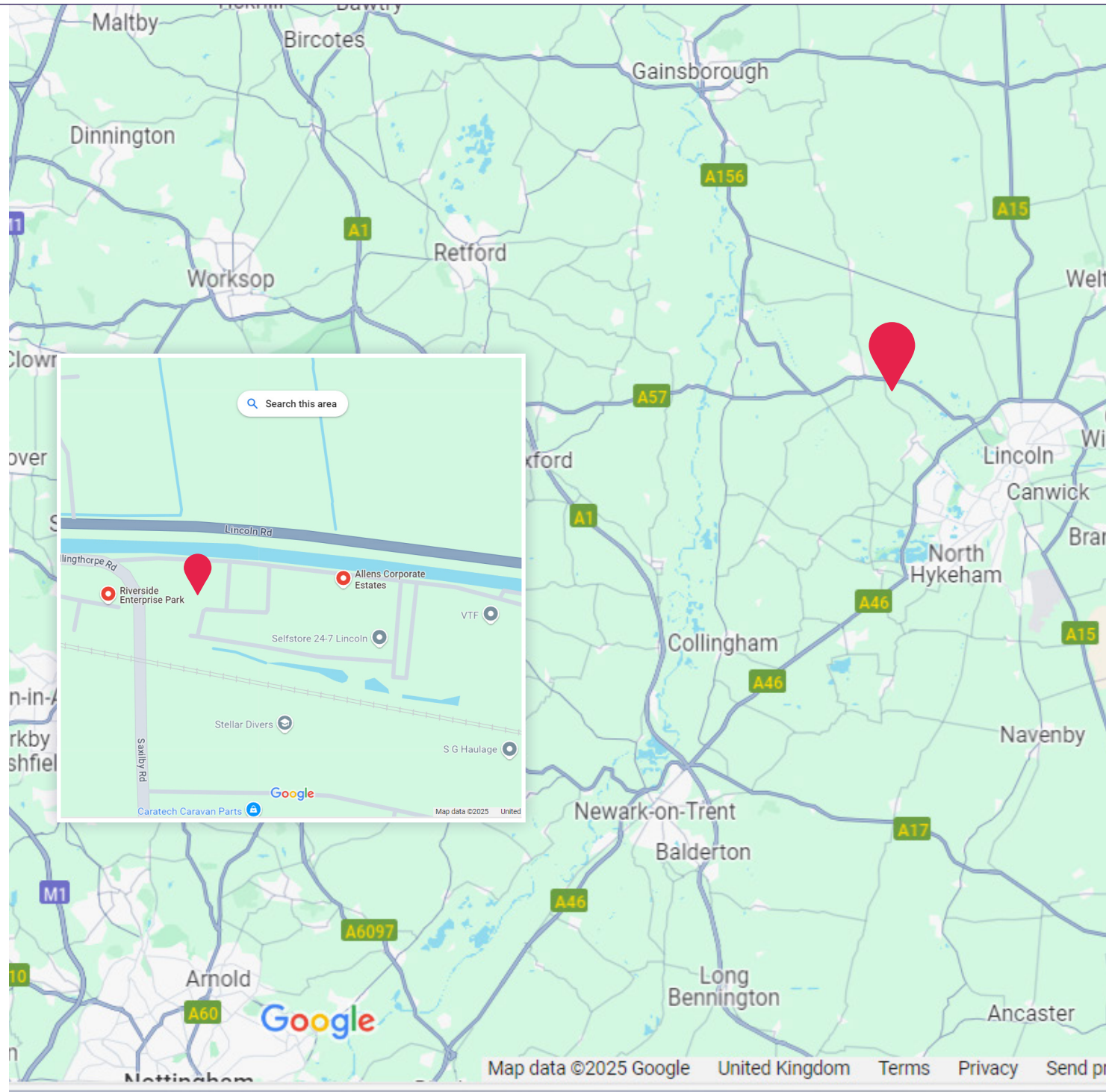
Anti-Money Laundering

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/tenants prior to instruction of solicitors.

Location

The property occupies a prominent strategic position fronting the busy A57 to the west of Lincoln, providing convenient access to the A1 at Markham Moor.

The surrounding area has seen extensive employment development over recent years to include notable schemes such as the adjacent Riverside Enterprise Park, where occupiers include Screwfix and National Windscreens.





Google



Amendments

SDA
STEVEN DUNN ARCHITECTS
T: 01526 860757 E: steve@stevendunnarchitects.co.uk
HADLEIGH HOUSE, HIGH STREET, WALCOTT, LINCOLN, LN43SN

PROJECT DETAILS

Trade Fair International,
7, 8 & 9, Allens Business Park,
Skellingthorpe Road, Saxilby,
Lincolnshire

CLIENT
Trade Fair International Ltd

DRAWING TITLE

Existing Ground Floor Plan

DATE
September 2017

SCALE
1:200 @ A1

7	DRAWN P.R
	DRNG No. 2494-A1-01

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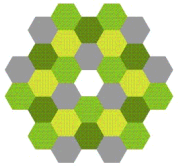
HM Land Registry Current title plan

Title number **LL360276**

Ordnance Survey map reference **SK9074NE**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Lincolnshire : West Lindsey**



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