

High Specification Modern Industrial Starter Units on The Popular Allenby Road Industrial Estate

Available To Let Leasehold

Dowding Mews | Dowding Road | Lincoln | Lincolnshire | LN3 4PN



Starter Units Available Extending to 50sqm, 545sqft
Available Immediately

Available to Let Leasehold
From £385 plus VAT per Calendar Month

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The units are located on Dowding Mews, a multi-let industrial estate, in the heart of the popular Allenby Trading Estate.

Situated to the east of the City Centre, Dowding Mews is located within close proximity of the A15 Lincoln Eastern Bypass as well as the A57 and A46 leading directly to the A1 motorway, situated approximately 17 miles to the west and the M1 Motorway approximately 36 miles to the west.

The newly constructed units, comprising two wings, are built to a shell specification with High Impact Concrete Floors, LED Lighting, WC, Roller Shutter and Personnel Doors and 3-Phase Power.

Description...

Units 16-20

Unit	SQM	SQFT	Price Per Annum
16	60	645	LET
17	50	540	£4,620.00 +VAT
18	50	540	LET
19	50	540	£4,620.00 +VAT
20	60	645	LET

Units 13-15

Unit	SQM	SQFT	Price Per Annum
13	50	540	LET
14	50	540	£4,620.00 +VAT
15	50	540	LET

Business Rates...

The Units have rateable values of £3,350 & £3,450). Therefore, qualifying occupiers may be eligible for full rates relief.

Tenure...

The units are available by way of new Licence Agreements for a minimum term of 2 years with the rent payable monthly in advance.

A deposit will be held by the landlord of the equivalent of three month's rent paid upfront.

Outgoings...

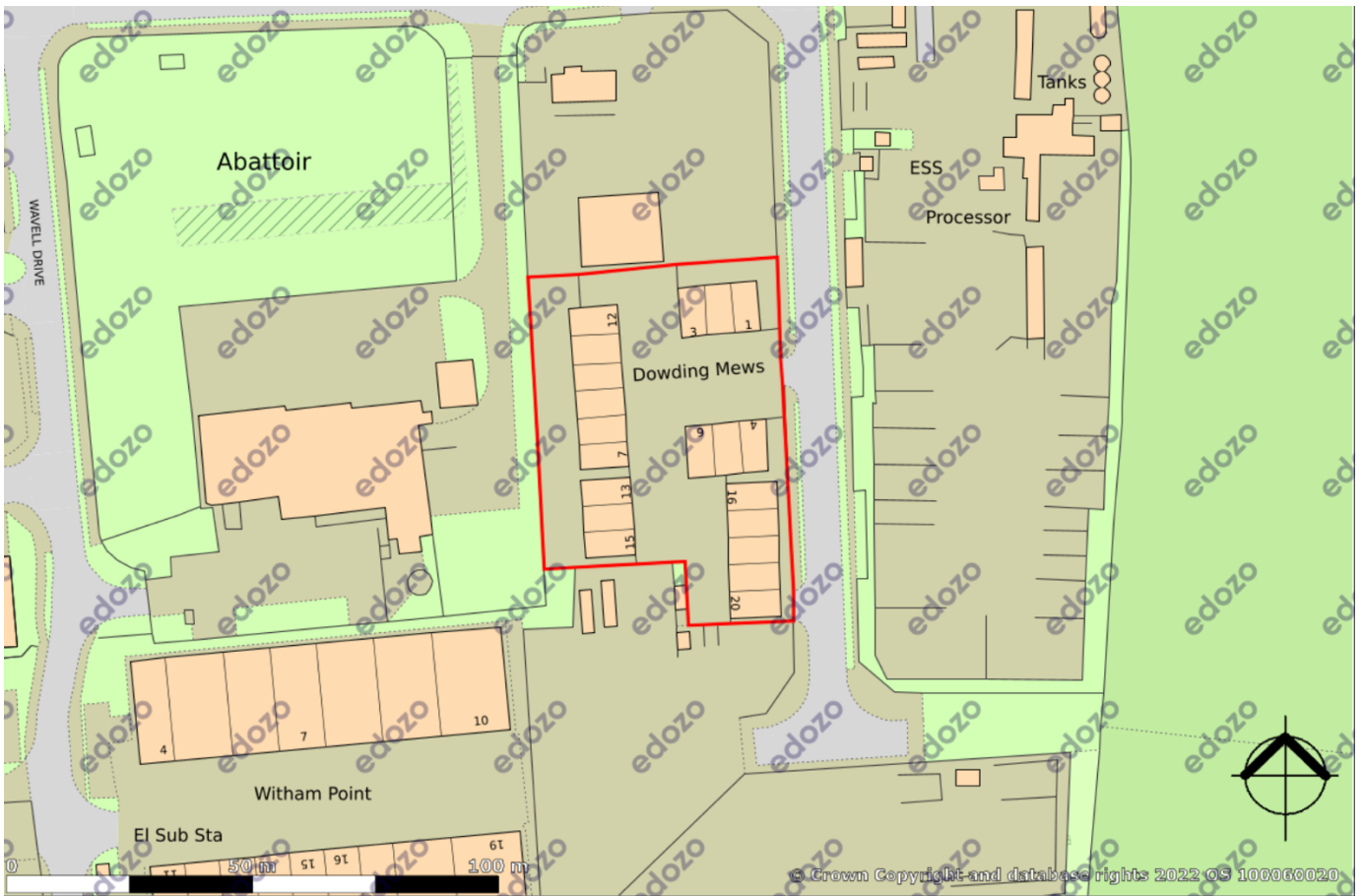
The tenant will be responsible for all utilities, service charge and Business Rates.

An estate service charge of £25 + VAT per month is payable which covers the maintenance of the communal areas and facilities.

Viewings...

Strictly by appointment through the agent:

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.