

DESIGNSPACE

ARCHITECTURE



**Caenby Corner Business Park,
Lincolnshire, LN8 2AS**

#10477/2024A

Caenby Corner Business Park

Lincoln, LN8 2AR



Agreement

To Let / For Sale



Detail

New Design & Build
Opportunities



Price / Rent

On Application



Size

Up to 4,645 sq m
(50,000 sq ft)
1-11 Acres (4 ha)



Location

Lincoln, LN8 2AS



Property ID

#F10477/2024A

For Viewing & All Other Enquiries Please Contact:



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Property

The site occupies a highly prominent and cleared level site extending to some 11 acres (4 ha) offering sizes ranging up to 4,645 sq m (50,000 sq ft). It is envisaged the site is suitable for a variety of potential uses including employment related development and roadside retail & leisure, subject to planning. The proposed scheme is only indicative at this stage and each opportunity can be provided on a Design & Build basis to suit the occupier's individual requirement.

The Gelder Group has extensive experience in delivering bespoke Design & Build opportunities throughout a range of property sectors, including office, industrial and retail. Further information and assistance can be provided by the sole agents on application.

Rates

Charging Authority: West Lindsey District Council

Description: To be assessed

Rateable value: To be confirmed

UBR: 0.512

Period: 2023-2024

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.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

It is envisaged that the Caenby Corner Business Park will be suitable for a range of potential uses falling within several Use Classes, including Class E (Commercial, Business & Services Use), B2 (Industrial) and B8 (Storage or Distribution) of the Town & Country Planning Use Classes Order 1987 (Amended 2020).

In the agent's opinion it is felt that the site may also be suitable for a variety of alternative uses including Retail and Roadside Leisure, subject to receipt of the necessary planning consents.

Interested parties are advised to make their initial investigations direct to West Lindsey District Council.

Tenure

Opportunities will be available on a Design & Build basis either For Sale freehold or To Let on occupational lease terms, subject to specification.

Price/Rent

Available upon application and subject to detailed specification.

Service Charge

Each property will contribute towards the cost of any shared services.

VAT

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

Legal Costs

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

Location

Caenby Business Park will provide circa 11 acres of prime development opportunity prominently situated at the A15/A631 Caenby Corner roundabout adjacent the A15 main arterial road network linking Lincoln (A46) (20 miles south) to Scunthorpe (M180) (19 miles North), the Humber Bridge and the Humber Ports (25 miles). This road network also provides easy access to Newark and the A1, Sleaford/ Boston and beyond to Kings Lynn to the south east. Adjacent occupiers include Starbucks Drive Thru and BP Petrol filling station in addition to West Lindsey District Council's new £5million Central Depot.

Lincoln is the closest City and one of England's finest Cathedral Cities and is the main administrative and retail centre for the County of Lincolnshire. It has a population of circa 543,367 within a 20 miles radius and an estimated total catchment spend of circa £987 million. It is also a growing University City with close to 20,000 students and academic staff based at the city's two Universities contributing an estimated £250 million to the local economy.







