

Prial Parc, Weaver Road Lincoln, LN6 3QN

#10794/2024F

Eddisons Incorporating Banks Long & Co

Prial Parc

Weaver Road, Lincoln, LN6 3QN



For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE
BSc (Hons)
Surveyor
cameron.mcrae@eddisons.com
07929 105 394
01522 544515

Property

The property comprises a terrace of 7 brand new high quality industrial units complete with fully insulated walls and roof, 3 phase electricity, LED lighting, individual cell phone connected intercom system, insulated roller doors and WCs.

Externally the site is located in a secure gated area with ample parking including electric charging points and monitored AI CCTV.

Accommodation

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

| Area | m^2 | ft ² |
|-----------|--------|-----------------|
| Unit 1 | 120.77 | 1,300 |
| Unit 2 | 120.77 | 1,300 |
| Unit 3 | 70.32 | 757 |
| Unit 4 | 70.32 | 757 |
| Unit 5 | 70.88 | 763 |
| Total GIA | 453.06 | 4,877 |

Units can be combined.

Energy Performance Certificate

Available upon request.

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

We understand that the property has consent for uses falling within Class E(g), B2 & B8 (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:
Description:
Rateable value:
UBR:
O.546
Period:
North Kesteven District Council Warehouse and Premises
To be assessed
O.546
2024-2025

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 units are available **To Let** by way of new Full Repairing and Insuring leases, for a period to be agreed.

Alternatively, our clients may consider a sale subject to vacant possession.

Price available on application.

Rent

Unit 1 - £16,040 pax

Unit 2 - £16,040 pax

Unit 3 - £9,158 pax

Unit 4 - £9,158 pax

Unit 5 - £9,242 pax

Maintenance Rent

A maintenance rent will be levied to cover the upkeep, maintenance and repair of all common parts of the development including:

- Monitored Security
- External Lighting
- Gardening
- Office Waste
- General External Maintenance

VAT

VAT may be charged in addition at the prevailing rate.

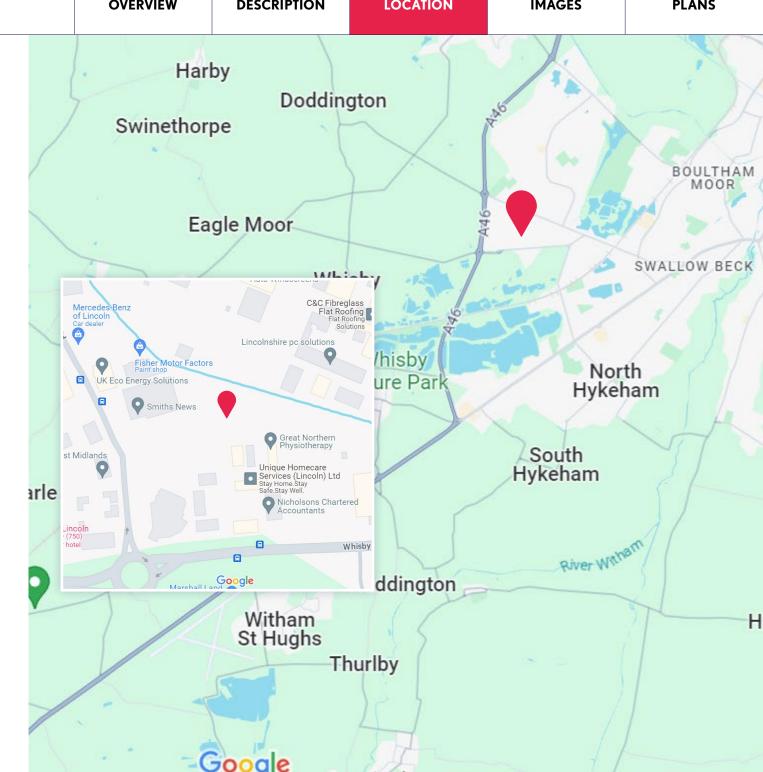
Legal Costs

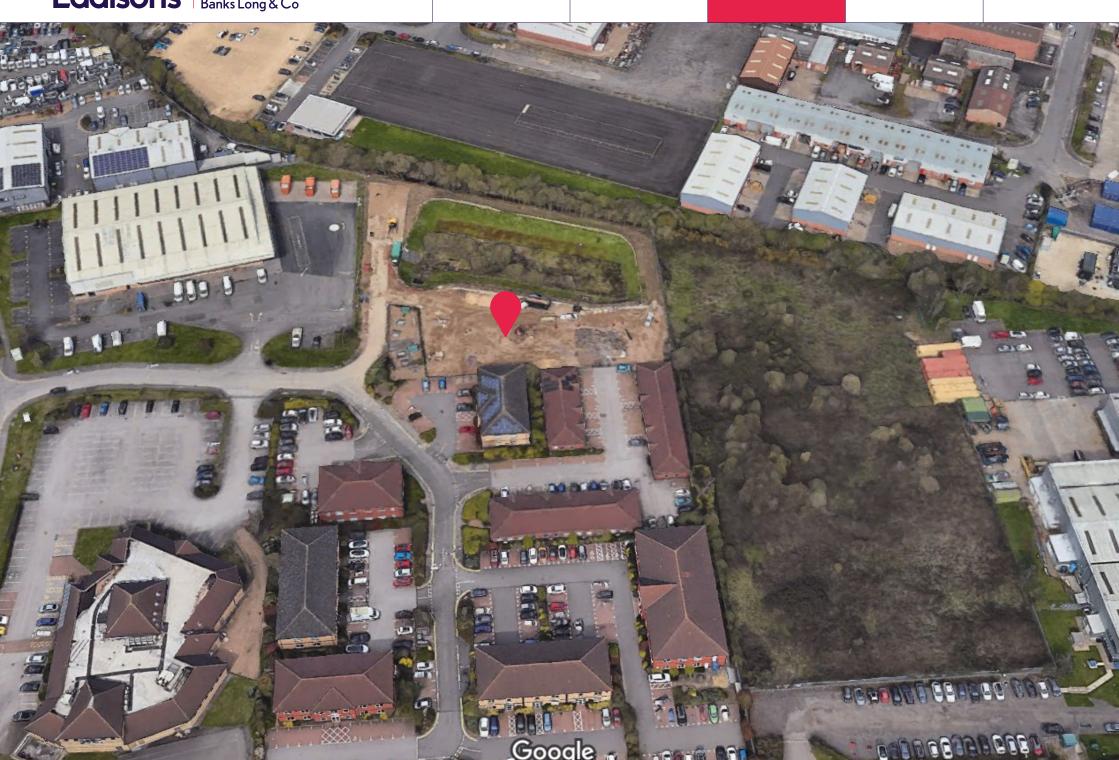
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Prial Parc is prominently located on Weaver Road, part of the South West Business Quarter of Lincoln, 6 miles south west of the City Centre. The industrial estate is located within ½ mile of the A46, an arterial route into Lincoln. The A46 provides a convenient transport link to the A1 and thereafter.

Amenities nearby include Ibis Lincoln, Costa Coffee, KFC as well as numerous regional covenants including Cool Milk, Nicholsons Chartered Accountants, Almond Financial and QS Recruitment Ltd.





OVERVIEW

DESCRIPTION

LOCATION

IMAGES PLANS













