



**Unit 8 Lincoln Enterprise Park, Newark Road, Aubourn,  
Lincoln, LN5 9FP**

#10809/2023L

# Unit 8 Lincoln Enterprise Park

Newark Road, Aubourn, Lincoln, LN5 9FP



Agreement

To Let/May Sell



Detail

Warehouse



Rent/Price

£29,500 pax  
OIEO £395,000



Size

569.16 sq m (6,123 sq ft)



Location

Lincoln, LN5 9FP



Property ID

#10809/2023L

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

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## Property

The property comprises a modern mid-terrace unit of steel portal frame construction with brick/blockwork elevations and corrugated sheet cladding above, beneath a metal profile clad roof.

The property is primarily used for storage although benefits from ancillary office and meeting room facilities, with a WC, Kitchenette and a mezzanine providing extra storage space.

Externally the property benefits from 2 car parking spaces and unloading/loading facilities. There is separate pedestrian and vehicular access doors.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
GFGIA	287.86	3,097
Mezzanine	281.30	3,026
Total area	569.16	6,123

## Energy Performance Certificate

Rating: To be reassessed

## Services

We understand that mains water and electricity supplies are available and connected to the property. Drainage is to septic tank, further details are available on request. 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 planning consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Warehouse and Premises  
**Rateable value:** £18,500  
**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.

## Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Alternatively the owners may consider a sale of the Freehold interest.

## Rent/Price

**To let - £29,500 per annum exclusive**

**May sell - Offers in excess of £395,000**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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

## Legal Costs

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

## Location

The property is located within the popular and expanding Lincoln Enterprise Park, just off the A46 dual carriageway, approximately ½ mile south west of the Lincoln Bypass. The site is approximately 7 miles to the south of Lincoln City Centre with Newark and the A1 being approximately 9 miles to the south.







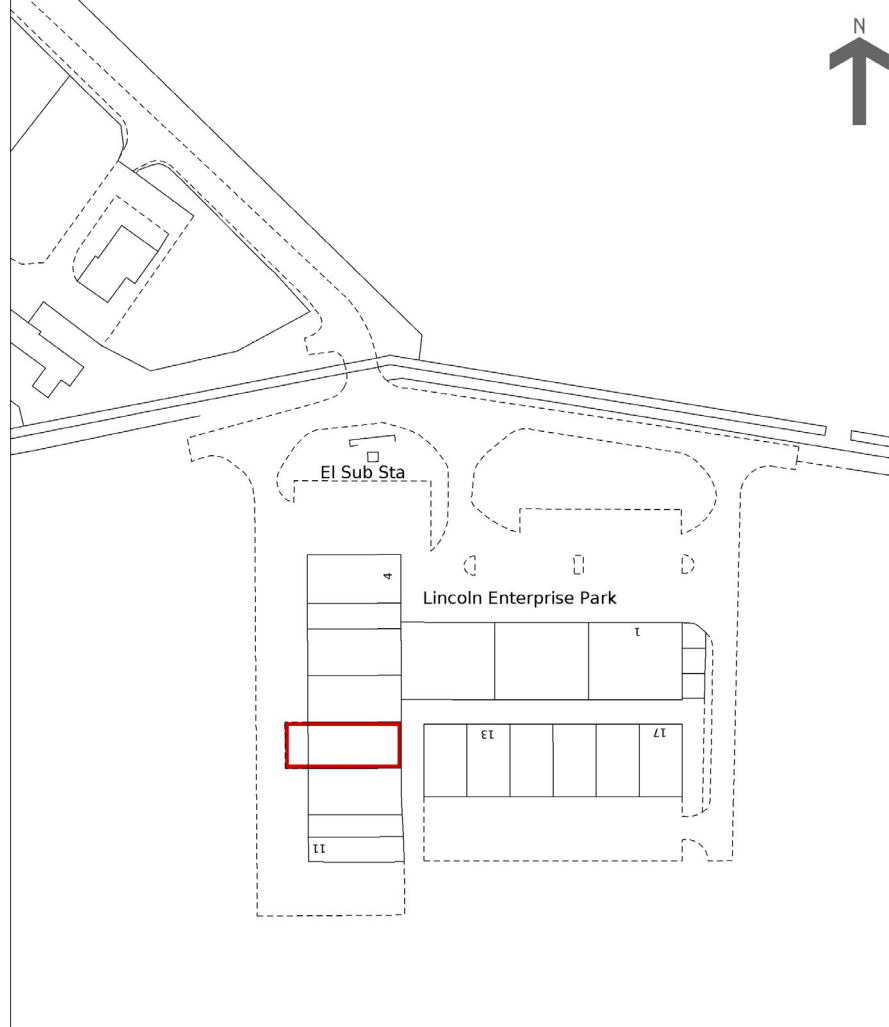


HM Land Registry  
Current title plan

Title number **LL308976**  
Ordnance Survey map reference **SK9164SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Lincolnshire : North Kesteven**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 December 2023 at 13:53:54. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.