



Unit 6, Crofton Close Industrial Estate, Lincoln
LN3 4NT
#6527/2024C

Unit 6

Crofton Close Industrial Estate, Lincoln, LN3 4NT



Agreement

To Let



Detail

Industrial



Rent

£22,500pax



Size

265.42 sq m (2,856 sq ft)



Location

Lincoln, LN3 4NT



Property ID

#6527/2024C

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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Property

The development comprises a range of terraced light industrial units of steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally Unit 6 provides a clear workspace with allocated office/staff/WC facilities and a minimum working height of 4.8m. Vehicular access is by way of manually operated roller shutter doors.

Externally the unit benefits from allocated parking and circulation/loading facilities.

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 ²	ft ²
Total GIA	26542	2,856

Energy Performance Certificate

Rating: C62

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 B2, B8 and E(g) (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: City of Lincoln Council
Description: Warehouse and Premises
Rateable value: £12,750
UBR: 0.546
Period: 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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£22,500 per annum exclusive

Service Charge

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

VAT

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

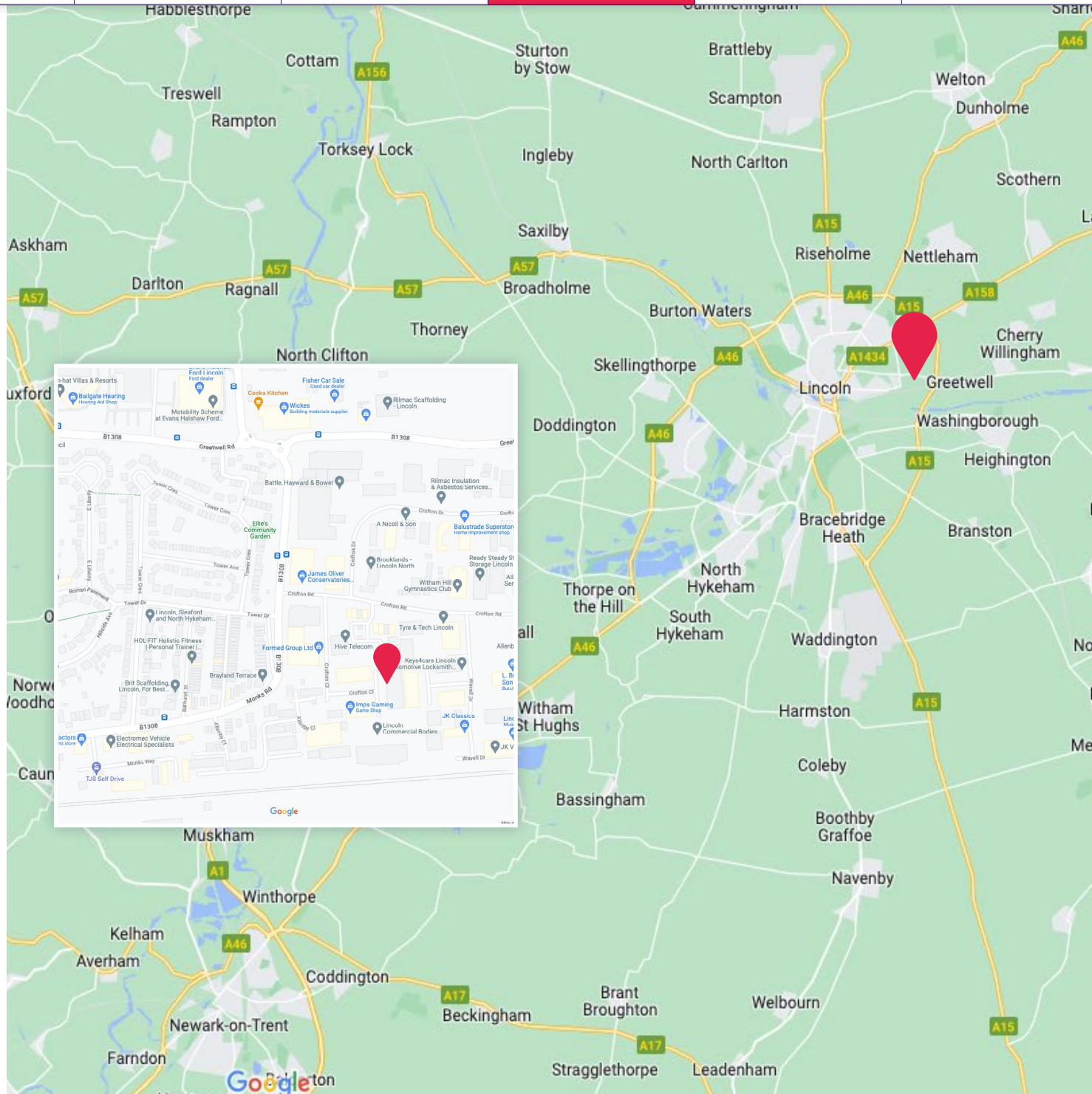
Legal Costs

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

Location

The premises is located on the established Crofton Close Industrial Estate, which itself forms part of the wider Allenby Trading Estate. This is located to the east of Lincoln City Centre and provides quick access to the A46 bypass.

The A46 provides links to major routes in and out of Lincoln including Newark/A1 (18 miles south west) and Scunthorpe/M180 (27 miles north). Nearby occupiers include Rilmac Fabrication and PTS.







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