



**Unit 3B, Saxilby Enterprise Park, Saxilby  
LN1 2LR**

#1218542/2024G

# UNIT 3B, SAXILBY ENTERPRISE PARK

SAXILBY, LN1 2LR



Agreement

For Sale



Detail

Semi-Detached Office Suite



Price

OIEO £125,000



Size

70.56 sq m (759 sq ft)



Location

Saxilby, LN1 2LR



Property ID

#1218542/2024G

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



**JASPER NILSSON**

BA (Hons)  
Surveyor

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## Property

The property comprises of a modern semi-detached office suite with 5 allocated car parking spaces.

The property benefits from carpeted floors, painted plastered walls, air conditioning, male and female WC's, a kitchen and a meeting room which can be altered via removal/erection of partition walls.

There is also a lockup unit to the rear of the property that will remain in situ post sale.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Offices	46.56	501
Meeting Room	16.70	180
Kitchen	7.30	78
Total NIA	70.56	759

## Energy Performance Certificate

Rating: C64

## 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) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

## Rates

**Charging Authority:** West Lindsey District Council  
**Description:** Office and Premises  
**Rateable value:** £9,500  
**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 **For Sale** with vacant possession.

## Price

OIEO £125,000

## VAT

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

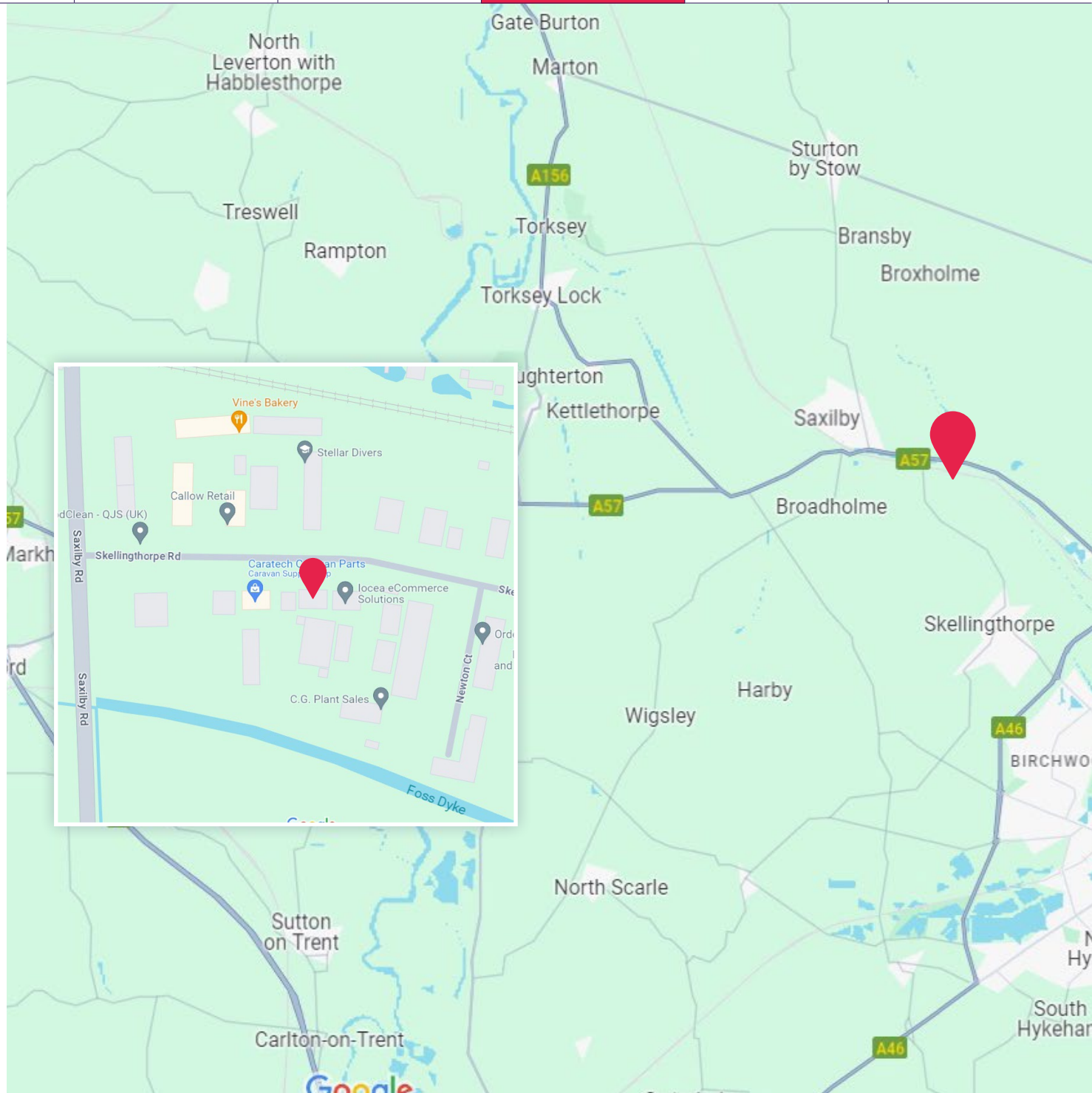
## Legal Costs

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

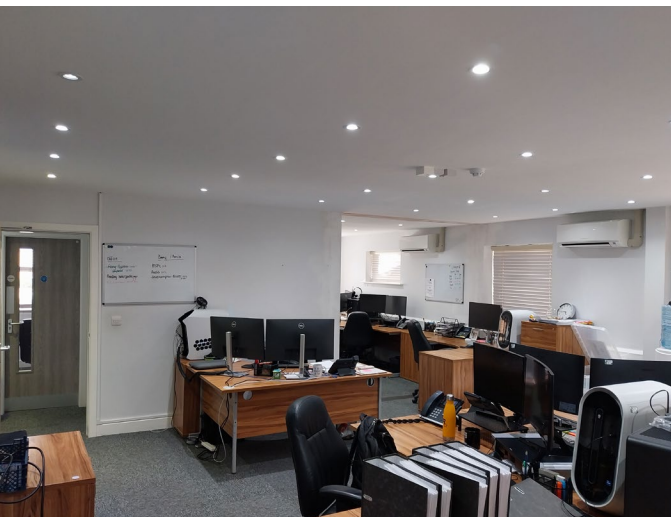
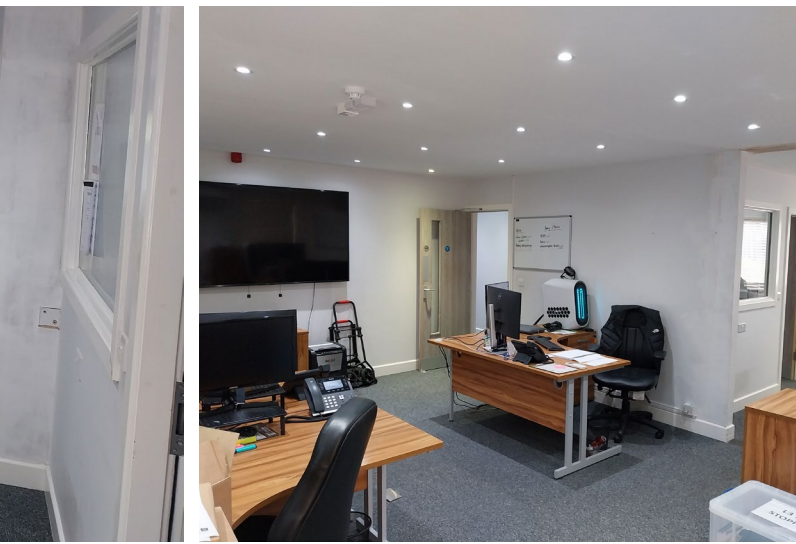
## Location

The office space is situated at Saxilby Enterprise Park, an established commercial destination for a wide range of businesses. Saxilby, the popular neighbouring village, has a good range of facilities such as a Lincolnshire Co-op, primary school, post office, medical centre and other leisure establishments.

The site occupies a prominent position adjacent to the A57 at Saxilby to the west of Lincoln. The position provides quick access to the A1 (13 miles) and A46 Lincoln bypass (5 miles). The A57 trunk road is used by in excess of 12,000 vehicles per day.







Unit 3B, Saxilby Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR

