



Lincoln Enterprise Park, Newark Road, Lincoln LN5 9FP

**FOR SALE
MAY LET**

New Industrial Units Situated Within
Sought After Enterprise Park

**2,002 - 9,526 Sq Ft
(186 - 885 Sq M)**

DESCRIPTION

Phases 7-10 will comprise high specification industrial buildings providing a range of different size units. Estimated completion of construction Q3/4 2024. Units will be of steel portal frame construction with part brick elevations surmounted by insulated corrugated metal cladding, electric roller shutter and personnel doors. Internally the units will have power floated concrete flooring, barefaced block walls, WC and a three-phase power supply. Please refer to attached plans for current availability.

- ✔ Modern industrial units to be constructed
- ✔ Practical completion estimated during Q3/4 2024
- ✔ Phases 7 & 8 sold (stc)
- ✔ Situated within sought after secure enterprise park
- ✔ Direct access from the enterprise park to the A46
- ✔ Situated 5 miles south west of Lincoln City Centre



LOCATION

Lincoln Enterprise Park (LEP) is situated on the southern side of the A46, accessed from the southbound carriageway approximately a half a mile to the south of its roundabout junction with the A1434 (Newark Road). LEP is a modern yet rural enterprise park established in 2006. The park benefits from a security entrance barrier, CCTV and extensive communal car parking.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Phase 9 - Unit 37 (a & b)	(2,716 to) 5,500	511
Phase 10 - Unit 38	2,002	186
Phase 10 - Unit 39	2,002	186
Phase 10 - Unit 40	2,002	186
Total	9,526	885

VAT

VAT will be applicable to sale prices/rents.

LEGAL COSTS

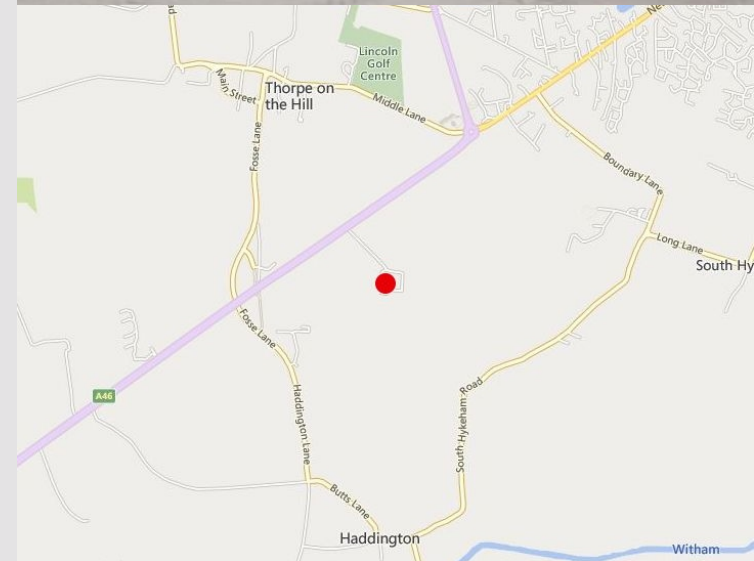
Each party to be responsible for their own legal costs incurred.

BUSINESS RATES

To be confirmed following completion of the development.

TERMS

Freehold with vacant possession. Consideration may be given to renting units upon new FRI leases (terms to be agreed). Guide prices/rents upon application.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 23-Jan-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andrew France
07548 706333
afrance@lsh.co.uk



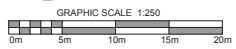
Jasper Caudwell
07795 358878
jcaudwell@pygott-crone.com



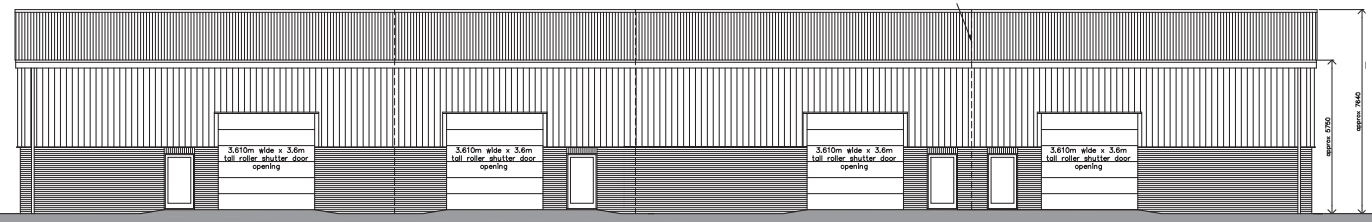
L I N C O L N E N T E R P R I S E P A R K



sp
Site Plan

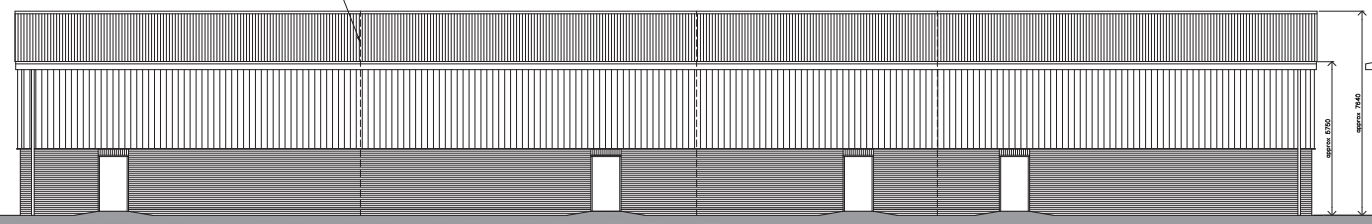


East Elevation

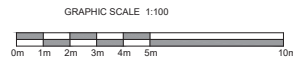
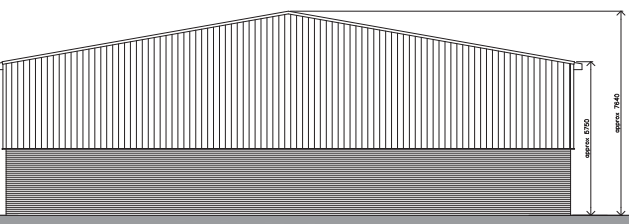


North Elevation

West Elevation

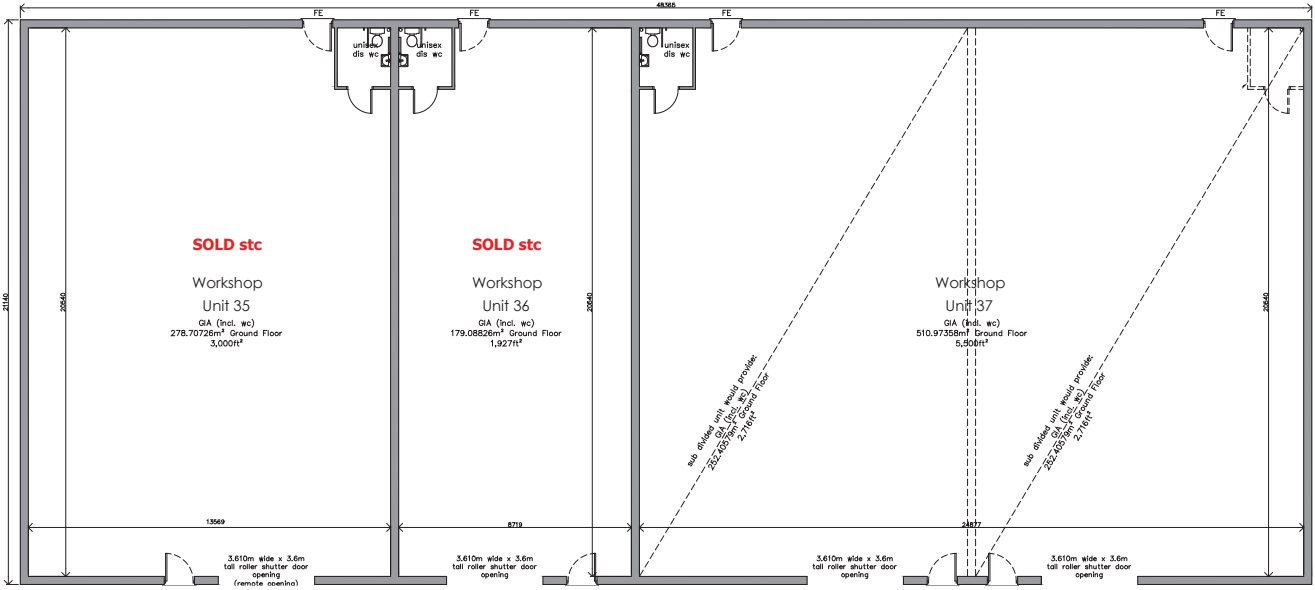


South Elevation



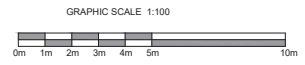
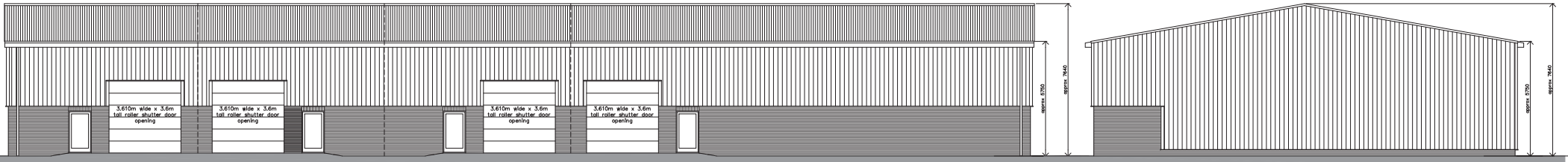
suggested future additional party wall position to suit future sub division of unit (all works by future owner)

Ground Floor Plan

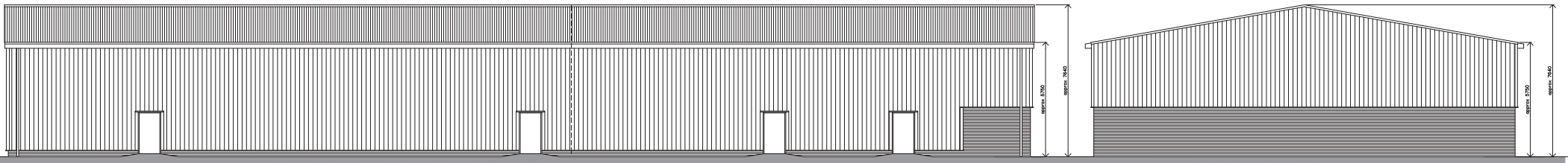


LEP LINCOLN ENTERPRISE PARK

West Elevation

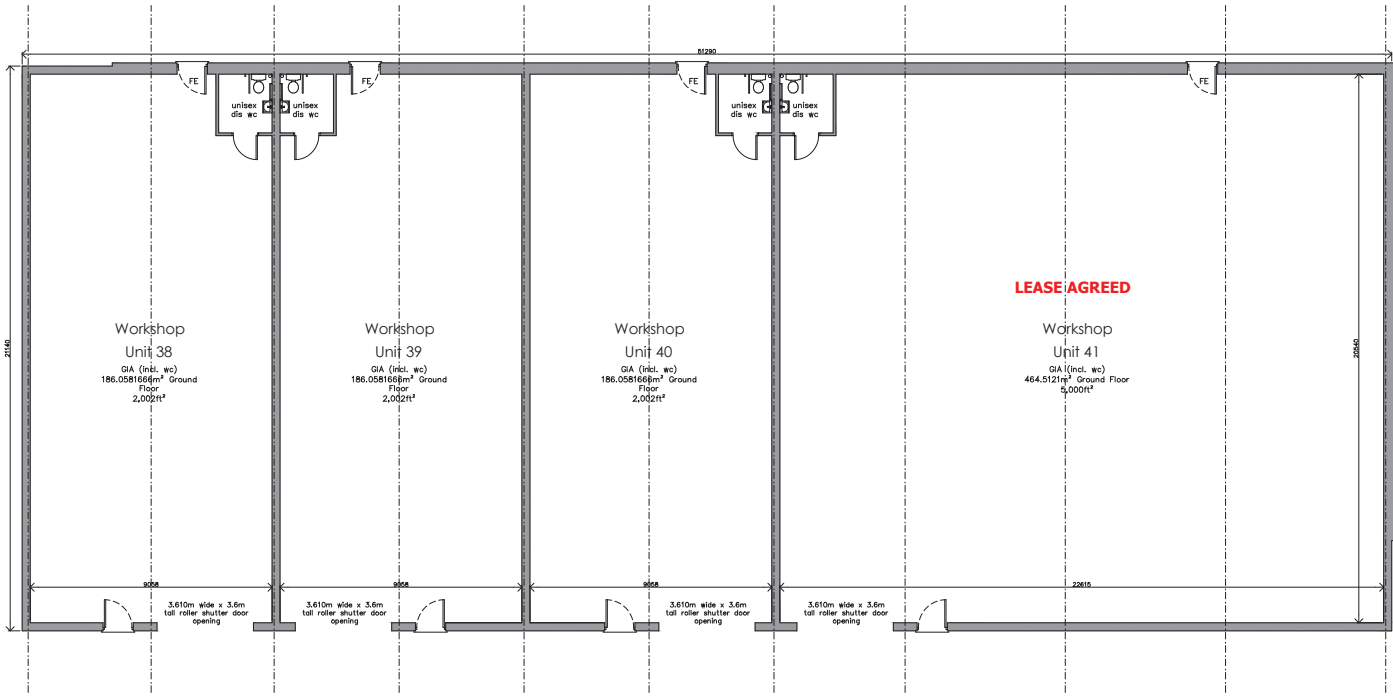


East Elevation



South Elevation

North Elevation



Ground Floor Plan



01522 690138
 mail@hwdarchitecture.co.uk
 www.hwdarchitecture.co.uk

2 Salford Quay | Lincoln | Lincolnshire | LN6 3BE