



Unit 2a Sunningdale Trading Estate, Dixon Close, Lincoln LN6 7UB

**TO LET**

**PROMINENT WAREHOUSE WITH  
ANCILLARY SHOWROOM**

**5,495 Sq Ft  
(510 Sq M)**

## DESCRIPTION

The property represents an excellent opportunity to occupy prominent and accessible industrial premises on a popular trading estate. Several national and regional occupiers are situated directly adjacent and in close proximity.

The premises are currently arranged as ground floor sales, warehouse storage, office, staff room and WC with mezzanine storage. Externally there is a large forecourt customer car parking area.

- ✓ 5,495 sq ft (510 sq m)
- ✓ Prominent warehouse with ancillary showroom
- ✓ Situated within popular trading estate
- ✓ National and regional occupiers in close proximity
- ✓ Excellent on site customer car parking provision
- ✓ Suitable for a variety of alternative uses (stp)



## LOCATION

The property occupies a prominent position on the Sunningdale Trading Estate, just off Dixon Street (busy cross-town thoroughfare) and a short distance from Tritton Road (one of Lincoln's main arterial roads into the City). The surrounding area is a mixture of retail, trade counter, motor trade and offices. Estate occupiers include Toolstation, Wolseley & Edmunson Electrical.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>5,495</b>	<b>510</b>

## VAT

Rent quoted exclusive of VAT which will be charged at the prevailing rate.

## LEGAL COSTS

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

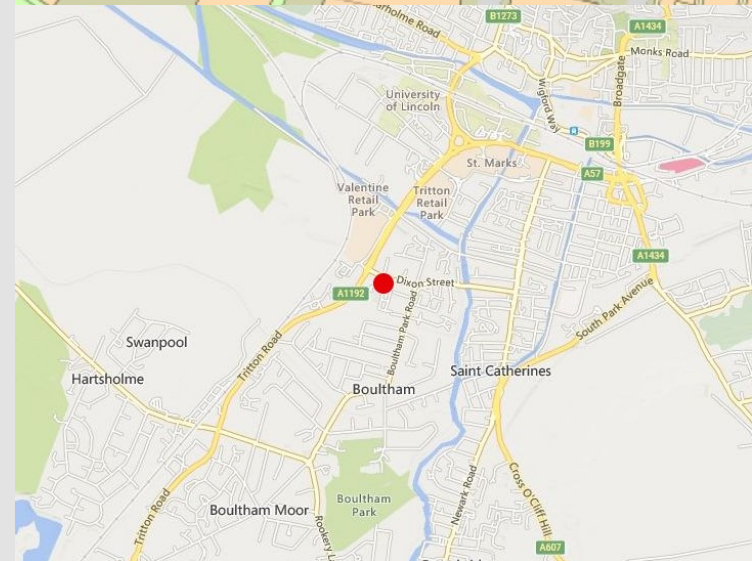
## BUSINESS RATES

Rateable Value (2023 List): £31,500.  
Rates Payable (2023/4) : £15,718.50.

## TERMS

Available to let upon a new full repairing and insuring lease for a term to be agreed at a rent of £42,000 per annum exclusive.

EPC E (101).



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Regulated by RICS 17-Aug-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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