



Unit 12a Riverside Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln LN1 2FU

TO LET

INDUSTRIAL UNIT / WAREHOUSE

1,006 Sq Ft
(93 Sq M)

DESCRIPTION

The property comprises a mid-terraced back-to back industrial unit / warehouse constructed in 2018 as part of Phase 2 of the popular Riverside Enterprise Park, a 7.6 acre development which comprises 40 units and includes Screwfix as an occupier. The unit currently has planning permission for Class B2 (General Industrial) and B8 (Storage/Distribution) usage. Specification includes 6 metre eaves height, electric roller shutter door and disabled WC facility. The site is secure with palisade fencing, automated gated access and CCTV.

- ✔ Modern unit constructed in 2018 with 6 metre eaves
- ✔ Currently fitted with office and mezzanine storage
- ✔ Electric roller shutter door
- ✔ Easy access to A57 and A46
- ✔ Allocated parking
- ✔ EPC Rating: B (40)



LOCATION

Riverside Enterprise Park is situated to the North West of Lincoln, just three miles from the Lincoln Bypass and five miles from Lincoln City Centre. The Park is clearly visible from the A57 trunk road, which is used by in excess of 12,000 vehicles per day, and the nearby village of Saxilby provides a full range of local services and facilities.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	1,006	93

VAT

Rent quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

RATEABLE VALUE: £5,700

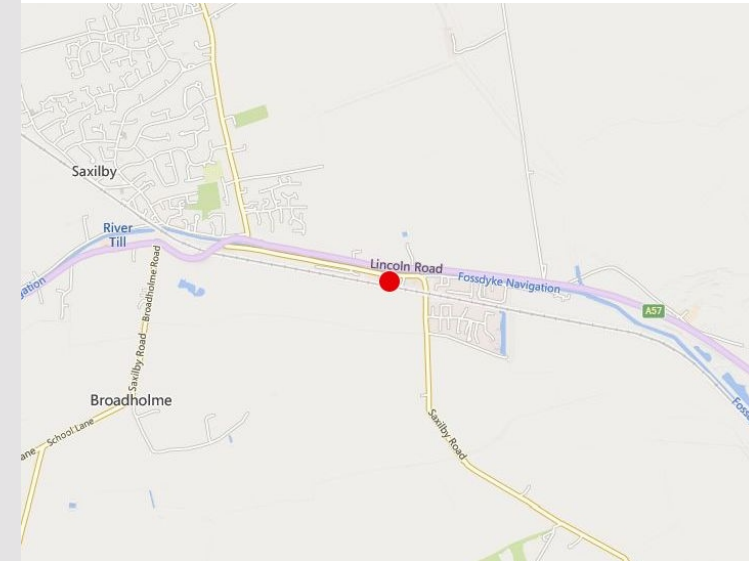
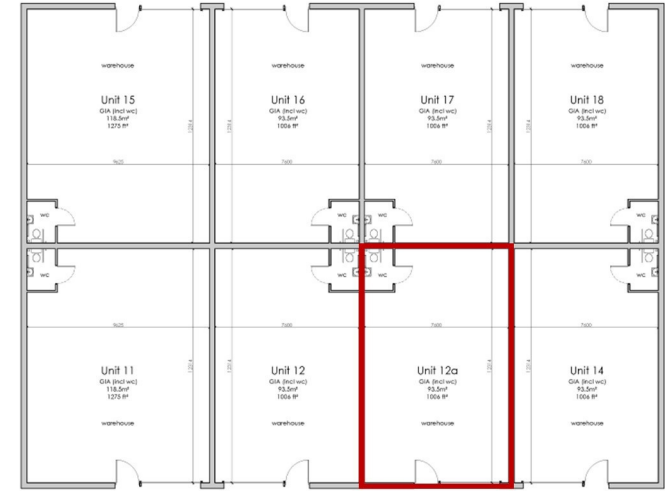
PAYABLE (2024/5): £2,844.30

100% small business rate relief subject to eligibility.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £8,500 per annum exclusive.

EPC B (40)



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Regulated by RICS 02-Apr-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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