



Unit 34 Lincoln Enterprise Park, Newark Road, Auburn, Lincoln LN5 9FP

TO LET

New Light Industrial Unit / Warehouse

1,471 Sq Ft
(137 Sq M)

Unit 34 Lincoln Enterprise Park, Newark Road, Auburn, Lincoln LN5 9PF

DESCRIPTION

Unit 34 will form part of Phase 8 Lincoln Enterprise Park and comprise a high specification end of terrace light industrial unit / warehouse. The unit will be of steel portal frame construction with part brick elevations surmounted by insulated corrugated metal cladding with electric roller shutter and front and rear personnel doors. The eave height will be 5.75m. Internally the unit will have power floated concrete flooring, barefaced block walls, WC and a three-phase power supply. Completion of construction estimated August 2024.

- ✔ New high specification industrial unit / warehouse
- ✔ Under construction (completion estimated August 2024)
- ✔ Available to let from completion of construction
- ✔ 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
Unit 34	1,471	137
Total	1,471	137

VAT

Rent quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

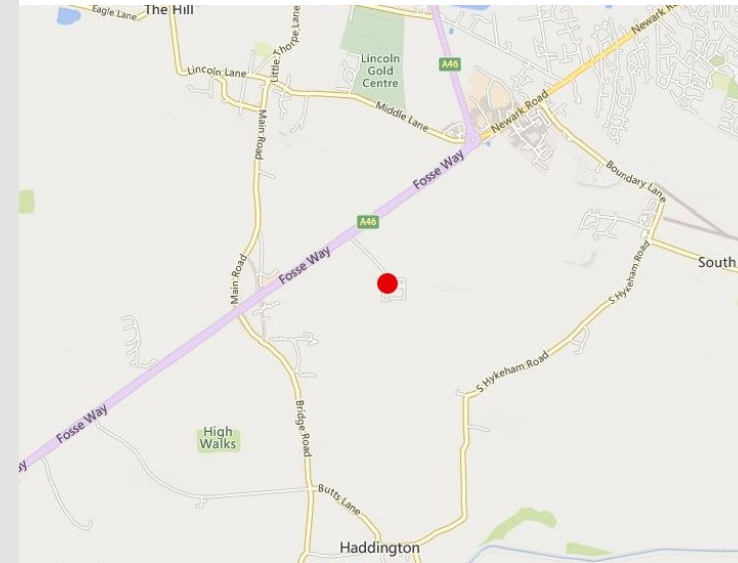
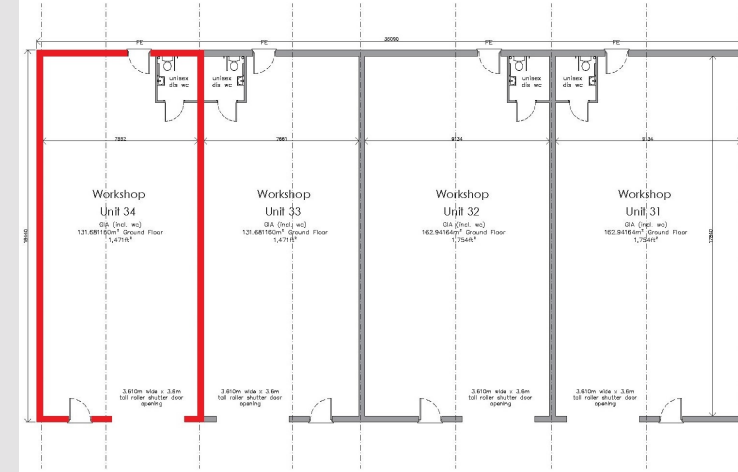
BUSINESS RATES

To be assessed upon completion of construction.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a guide rent of £13,500 per annum exclusive.

EPC To be assessed upon completion of construction.



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Regulated by RICS 28-May-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

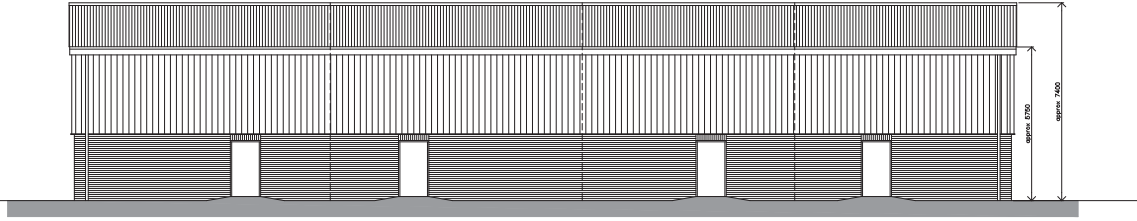
Andrew France
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L E P LINCOLN ENTERPRISE PARK

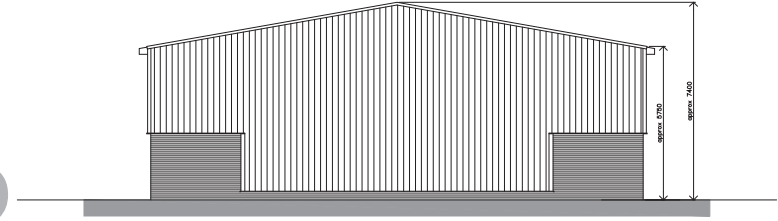
South Elevation



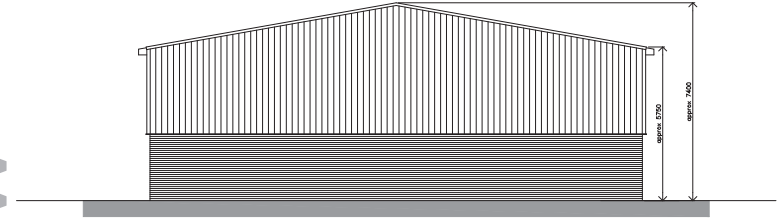
North Elevation



East Elevation



West Elevation



Ground Floor Plan

