



Unit 36 Lincoln Enterprise Park, Newark Road, Auburn, Lincoln LN5 9FP

**TO LET**

New Light Industrial Unit / Warehouse

**1,927 Sq Ft  
(179 Sq M)**

# Unit 36 Lincoln Enterprise Park, Newark Road, Auborn, Lincoln LN5 9FP

## DESCRIPTION

Unit 36 will form part of Phase 9 Lincoln Enterprise Park and comprise a high specification mid 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 November 2024.

- ✔ New high specification industrial unit / warehouse
- ✔ Under construction (completion estimated November 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 36	1,927	179
<b>Total</b>	<b>1,927</b>	<b>179</b>

## VAT

Rent quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

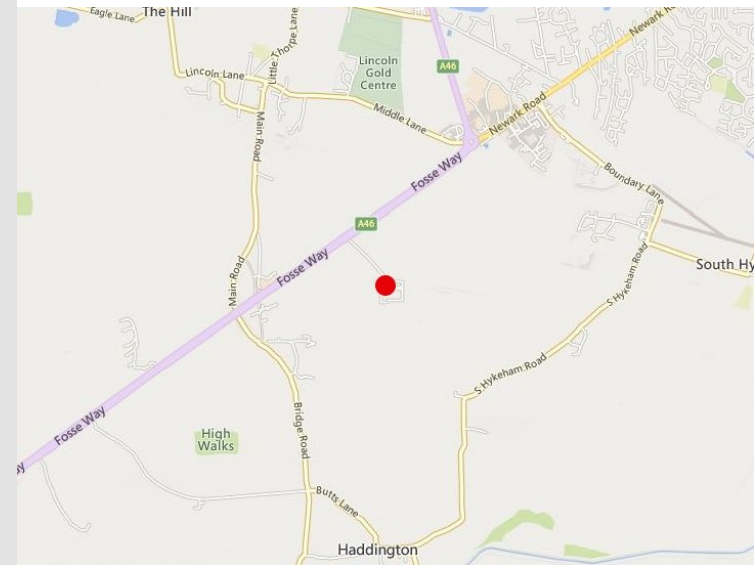
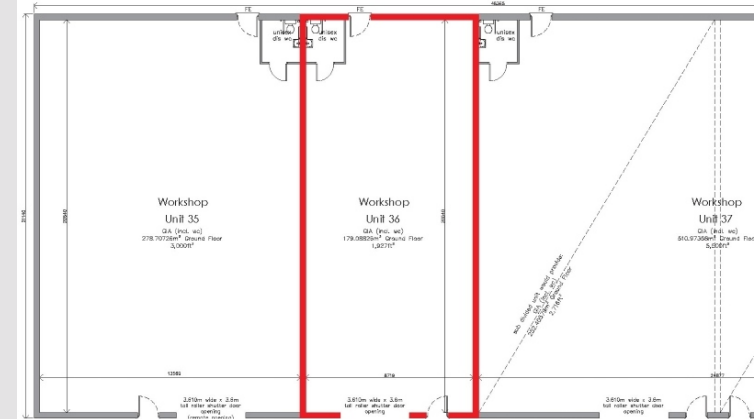
## BUSINESS RATES

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 £16,750 per annum exclusive.

**EPC** To be assessed upon completion of construction.



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Regulated by RICS 28-May-2024

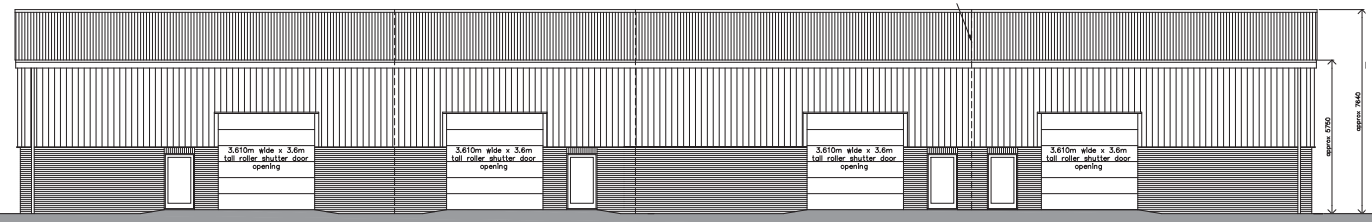
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

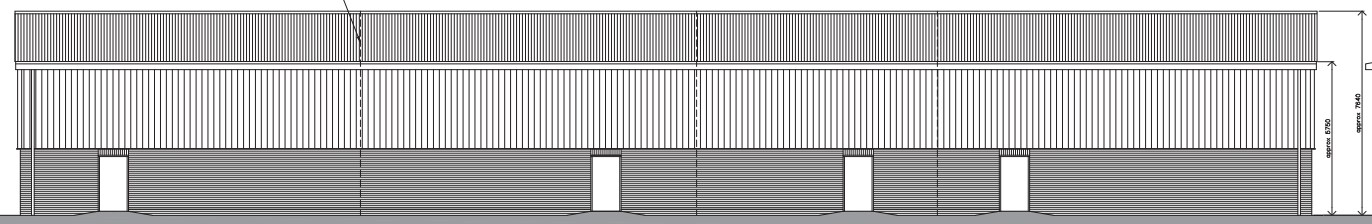
Andrew France  
07548 706333  
[afrance@lsh.co.uk](mailto:afrance@lsh.co.uk)

East Elevation

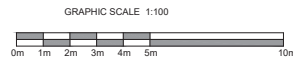
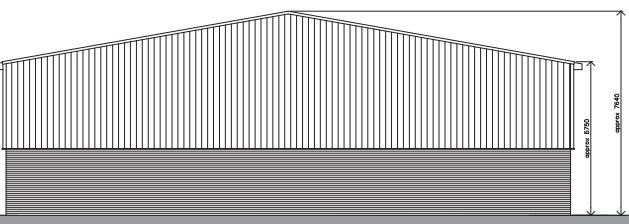


North Elevation

West Elevation



South Elevation



Ground Floor Plan

