



RECENTLY BUILT INDUSTRIAL / WAREHOUSE UNIT UNIT 28 RIVERSIDE ENTERPRISE PARK, SAXILBY, LINCOLN, LN1 2FU

- Modern end-terraced Industrial / Warehouse Unit constructed circa 2021 in established Commercial location just off the A57.
- GIA approx 1,487 sq.ft (138 sq.m).
- Eaves height approx. 3.50m (11' 6").
- Specification includes a 3 phase electricity supply, electric sectional access door, disabled / unisex WC and fire alarm / emergency lighting system.
- 3 allocated car parking spaces to frontage.
- New effective full repairing and insuring lease available for a minimum term of 5 years.

RENT: £14,000 P.A.X LEASEHOLD | 1,487 SQ FT

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LOCATION

Saxilby is a large Village located approximately 5 miles West of the City of Lincoln.

Riverside Enterprise Park is an established Commercial location situated just off the A57 Trunk Road which links the City of Lincoln with the Town of Gainsborough and the A1 at Markham Moor approximately 12 miles away.

DESCRIPTION

Unit 28 Riverside Enterprise Park briefly comprises a modern, end-terraced Industrial / Warehouse Unit constructed circa 2021 of steel portal frame construction with brick and block external walls to a height of approximately 2 metres with profiled and insulated metal cladding above to eaves height as well as to the pitched roof covering.

The property is constructed to a good standard and benefits from a specification to include a 3 phase electricity supply, electric sectional access door to the frontage, disabled / unisex WC and a fire alarm / emergency lighting system. 3 allocated car parking spaces are provided to the frontage. Unit 28 has an eaves height of approximately 3.50 metres (11' 6"). The incoming tenant will need to install their own lighting and electrical sockets for their business requirements once lease terms have been agreed.

ACCOMMODATION

Unit 28 comprises the following and has been measured on a gross internal area basis:

Unit No.	Description	Sq M	Sq Ft
28	Industrial / Warehouse Unit	138.2	1,487

EPC RATING

Unit 28 has an EPC Rating of B38 which is valid until 1st September 2031.

VAT

The rental terms expressed herein are exclusive of, but may be liable to VAT at the prevailing rate and prospective tenants are advised to check the position regarding VAT prior to making an offer to acquire this property.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

LEASE TERMS

Unit 28 is available by way of a new effective full repairing, insuring lease for a minimum term of 5 years.

RENTAL TERMS

Unit 28 is available at a rent of £14,000 per annum exclusive of VAT.

SERVICE CHARGE

The incoming tenant will pay an annual service charge of approximately £700 towards the cost of maintaining the common external areas at Riverside Enterprise Park.

BUSINESS RATES

Unit 28 is described as a Warehouse & Premises under the 2023 Rating List with a Rateable Value of £8,500.

Prospective tenants are advised to check the rates payable and any available reliefs appropriate to Unit 28 via the Billing Authority, West Lindsey District Council. Tel: 01427 676676.

TOWN & COUNTRY PLANING

Unit 28 has been used since construction as a Warehouse and Premises and as such has an established use which falls under Use Class E of The Use Classes Order 2020.

We would recommend that prospective tenants make their own planning-related enquiries via The Planning Department at West Lindsey District Council prior to entering into a commitment to take a new lease in respect of this property. Tel: 01427 676676.

SERVICES

We understand that Unit 28 is connected to mains electricity (with 3 phase supply), water and drainage. We believe that mains gas is not available in this location.

We have not carried out any tests on any of the services or appliances present at the property and any potential tenant should arrange for their own tests to ensure that any services are adequate and in good working order prior to committing to take a new lease in respect of Unit 28.

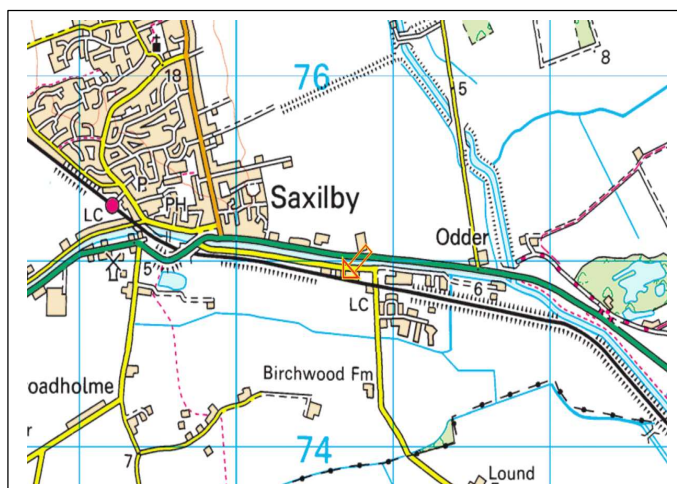
VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

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