



INDUSTRIAL/STORAGE UNIT

Unit 15 Wainer Close, Lincoln LN6 3RY

- Industrial/Storage Unit available on this small Industrial Estate located just off the A46 which bypasses the City of Lincoln.
- GIA Approx 1,158 sq. ft (107.6 m²)
- Available by way of a new effective full repairing and insuring lease.
- Parking to front.

William Gaunt
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TO LET: £8,950 P.A.X LEASEHOLD | 1,158 SQ FT (107.6 SQ M)

BROWN & CO JH Walter

Property and Business Consultants

LOCATION

Wainer Close is located just off Doddington Road towards the South Western side of Lincoln, having good access to the A46 bypass and City centre. Lincoln is a Cathedral City with an urban population of approximately 130,200 (2011 Census). The City is located approximately 33 miles North East of Nottingham, 41 miles South East of Sheffield and 48 miles North of Peterborough.

DESCRIPTION

Unit 15 briefly comprise of a modern, Industrial/Storage Unit of steel portal frame construction with brick and block walls to the base and with metal cladding above to eaves height as well as to the pitched roof covering. The unit benefit from a roller shutter door to the frontage together with a 3-phase electricity supply and LED lighting. The unit has been divided to provide two Offices with a Mezzanine to the rear and with an entrance lobby and WC to the front.

ACCOMMODATION

Description	Sq M	Sq Ft
Industrial/Storage Unit	107.6	1,158

The property has been measured on a gross internal area basis.

SERVICES

We understand that the Unit is connected to mains electricity (3 phased), water, and drainage.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

EPC RATING

Unit 15 has an EPC rating of E115.

VAT

We have been informed that the Landlord has elected to charge VAT.

PLANNING

We understand that Unit 15 has an established use that now falls under Use Class E of The Use Classes Order 2020.

For further information in respect of planning-related matters, potential tenants are advised to contact the Planning Department at Lincoln City Council Tel: 01522 881188.

SERVICE CHARGE & BUILDINGS INSURANCE

A service charge payment will be made by the incoming tenant to cover a proportion of the landlords costs associated with maintaining the common external areas at Wainer Close. Buildings insurance will also be payable by the incoming tenant to the landlord annually in advance. The current buildings insurance premium and service charge are available via Brown & Co upon request.

BUSINESS RATES

We believe that Unit 15 is assessed under the 2023 Rating List as a Workshop & Premises with a Rateable Value of £5,600.

Subject to the incoming tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Business Rates utilising the Government's Small Business Rate Relief Initiative.

We would recommend that prospective tenants contact Lincoln City Council to ascertain the level of Business Rates payable in respect of the property and the potential for claiming exemption from part or all of the liability. Tel: 01522 881188.

LEASE TERMS

Unit 15 Wainer Close is to be made available by way of a new effective full repairing and insuring lease for a minimum term to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of preparing any new lease negotiated.

RENTAL TERMS

£8,950 per annum plus VAT.

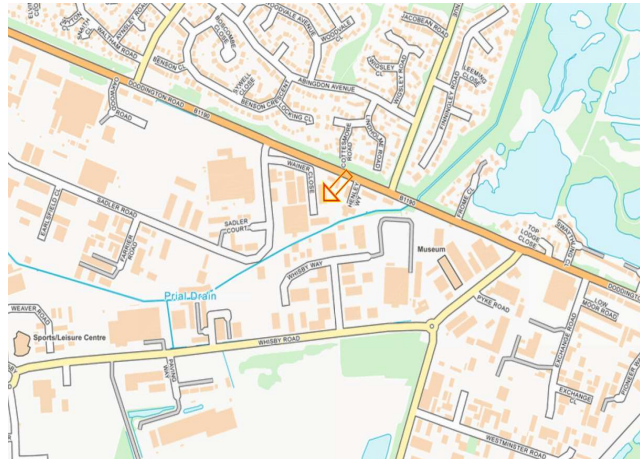
VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

5 Oakwood Road
Lincoln
LN6 3LH

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LOCATION PLAN



IMPORTANT NOTICES

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