



## INDUSTRIAL/STORAGE UNIT

UNIT 1, WHISBY WAY INDUSTRIAL ESTATE, WHISBY ROAD, NORTH HYKEHAM, LINCOLN, LN6 3LQ

- Industrial/Storage Unit available on this small Industrial Estate located just off the A46 which bypasses the City of Lincoln.
- Approximately 535 sq. ft (49.7 m2) inclusive of mezzanine.
- Available by way of a new effective full repairing and insuring lease for a term to be negotiated.

**£5,200 P.A.X. LEASEHOLD| 535 ft2 (49.7m2)**

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## LOCATION

Whisby Way Industrial Estate is located off Whisby Road which leads from the A46 which bypasses the City of Lincoln to Doddington Road as well as North Hykeham. The surrounding area is predominately Commercial in nature and home to many of the City's Manufacturing and Logistical Businesses.

As of the 2011 Census, Lincoln and North Hykeham had a combined resident population of approximately 110,000 people. The A1 at Newark is located approximately 15 miles from this location providing excellent road communication links throughout the region.

## DESCRIPTION

The property is an end-terrace industrial/storage unit located in the popular Whisby Way Industrial Estate that we believe was constructed in the early 1980's. The unit provides good open space with a WC and a mezzanine that currently provides office space and fitted kitchen units.

The Unit is of steel portal frame construction with brick and block external elevations to the base and with profiled and insulated cladding thereover to eaves height, as well as to the pitched roof coverings.

## ACCOMMODATION

Description	m2	Sq.ft
Industrial/Storage & WC	28.7	309
Mezzanine	21.5	231
Total GIA	50.2	540

## SERVICES

We understand that the Unit is connected to mains electricity, 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 any the properties available.

## TOWN AND COUNTRY PLANNING

We understand that the Unit 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 North Kesteven District Council Tel: 01529 414155.

## BUSINESS RATES

According to the Valuation Office Agency the property is entered on the 2023 Rating List with a rateable value £2,100.

Each of the Units at Whisby Way Industrial Estate are assessed for Non-Domestic Business Rates and potential tenants are advised to make their own enquiries either via The Valuation Office Agency website or via the Business Rates Department at North Kesteven District Council Tel: 01529 414155.

Subject to each ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non-Domestic Business Rates utilising the Government's Small Business Rate Relief Initiative. For further information in this regard, each potential tenant should discuss this matter with North Kesteven District Council whose details are provided above.

## LEASE TERMS

Unit 1 Whisby Way Industrial Estate is to be made available by way of a new effective full repairing and insuring lease for a term to be negotiated.

## EPC

The property has an EPC rating of D88.

## VAT

The rental terms quoted herein are exclusive of, but may be liable to, VAT at the prevailing rate.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

**Brown&Co**  
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