



INDUSTRIAL/OFFICE UNIT & YARD

ELITE HOUSE, EXCHANGE ROAD, LINCOLN. LN6 3JZ

- Modern Industrial Unit with Offices and a large gated yard.
- Site area approximately 0.62 acres.
- Total GIA approx 4,513ft² (419.3m²).
- Located just off the A46 which bypasses the City of Lincoln.
- Unit to be made available by way of a new effective full repairing and insuring lease for a minimum term of 5 years.

RENT: £40,000 P.A.X. LEASEHOLD | 4,513 ft² (419.3 m²)

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LOCATION

Exchange Road is located off Doddington Road which leads from the A46 which bypasses the City of Lincoln. The surrounding area is predominately Commercial in nature and home to many of the City's Manufacturing and Logistical Businesses.

DESCRIPTION

The property comprises a modern Industrial Unit with offices standing on a large enclosed and gated site of approximately 0.62 acres.

The Unit is of steel portal frame construction with brick walls to the base with insulated metal cladding above to eaves height as well as to the pitched roof covering which also contains translucent panels.

Internally the property includes an Office, Kitchen/Staffroom, two WC's (one Disabled) and a Mezzanine Floor.

The Office space benefits from double glazed windows, carpet flooring and LED lighting.

The Industrial Unit benefits from electric roller shutter door to the front elevation together with a 3-phase electricity supply, concrete floor and LED lighting. The unit has a minimum eaves height of approximately 4.6m and a maximum eaves height of approximately 5.9m.

ACCOMMODATION

The property has been measured on a gross internal basis and comprises as follows:

Description	m2	Sq.ft
Industrial Unit	369.4	3,976
Office Kitchen & WC's	49.9	537
Total	419.3	4,513

SERVICES

We understand that the property is connected to mains three phase electricity, water and drainage.

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

BUSINESS RATES

Having carried out an online search via The Valuation Office Agency website, we believe that Elite House is assessed under the 2023 Rating List as a Warehouse & Premises with a Rateable Value of £31,000.

We would recommend that prospective tenants contact North Kesteven District Council to ascertain the level of Business Rates payable in respect of the property Tel: 01529 414155.

TOWN AND COUNTRY PLANNING

Interested parties should make their own enquiries of North Kesteven District Council to ensure that their proposed use of the building is acceptable to the Local Planning Authority. Tel: 01529 414155.

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a minimum term of 5 years.

RENTAL TERMS

£40,000 per annum per annum exclusive of VAT at the appropriate rate.

EPC

The property currently has an EPC rating of C60 which expires on the 8th March 2031.

VAT

We understand that VAT will be charged on any rent agreed.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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