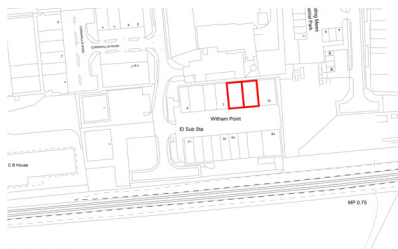




BANKS LONG&Co

UNITS 8 & 9, WITHAM POINT BUSINESS PARK,
WAVELL DRIVE, LINCOLN, LN3 4PB

- Modern industrial units
- 232 sq m (2,500 sq ft) to 464 sq m (5,000 sq ft)
- 6 metre eaves
- Quick access to the A46 bypass and city centre
- **TO LET**



LOCATION

The premises are located on Witham Point Business Park, forming part of the successful Allenby Trading Estate, to the east of Lincoln city centre. The estate provides quick access to Outer Circle Road and the city centre (1½ miles) and the A46 bypass.

The A46 bypass provides links to major routes in and out of Lincoln including Newark/the A1 (18 miles south west) and Scunthorpe M180 (27 miles north).

PROPERTY

The properties comprise mid-terraced industrial units finished to a high standard incorporating steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, the accommodation provides clear workspace with minimum working height of 6m together with allocated office/staff/WC facilities. Vehicular access is via way of a manual operated up and over door.

Externally the units benefit from allocated parking and shared circulation/loading facilities.

The two units can be combined to make a single self-contained premises.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS code of measuring practice we calculate that it has the following floor area:

Unit 8	232 sq m	(2,500 sq ft)
Unit 9	232 sq m	(2,500 sq ft)

Combined GIA 464 sq m (5,000 sq ft)

SERVICES

We understand that mains supplies of water, drainage and electricity are all connected to the properties. Interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the properties have consent for uses falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate, subject to receipt of necessary Planning Consent.

RATES

Charging Authority:	City of Lincoln Council
Description:	Warehouse premises
Rateable value:	Unit 8 - £13,500
	Unit 9 - £13,500
UBR:	0.504
Period:	2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The units are available **To Let** for a term of years to be agreed.

RENT

Unit 8	£14,375 per annum exclusive
Unit 9	£14,375 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the property.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the joint sole agents.

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or our joint agents
 Pygott & Crone
 Tel: 01522 568822