

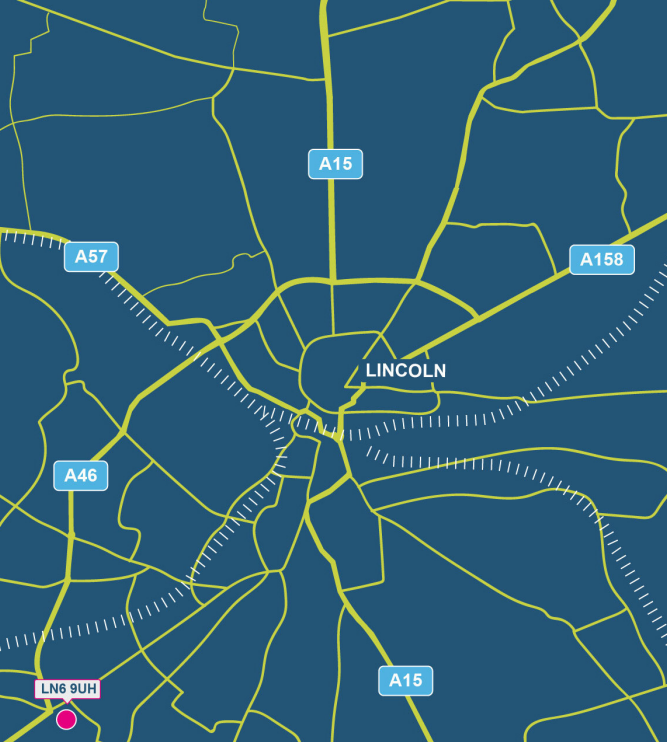


**BANKS
LONG&Co**

UNIT 3 ROMAN WAY, GATEWAY PARK,
SOUTH HYKEHAM, LN6 9UH

INDUSTRIAL/OFFICE BUILDING

- Modern business unit
- 477 sq m (5,148 sq ft)
- Business park position
- Quick access to the A46
- Opposite Soper BMW/Mini
- TO LET



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

Gateway Park is located near the junction of the Lincoln Bypass and A46 Dual Carriageway to Newark/A1.

Neighbouring occupiers include Soper BMW/Mini, Horton Skoda and McDonald's drive-thru.

PROPERTY

The property comprises a modern detached business unit providing storage/workshop space with WC, staff room and open plan offices at ground and first floor levels.

The offices have carpeted floors, painted plastered walls, suspended ceilings with inset lighting and air conditioning.

Externally the property benefits from 17 allocated car parking spaces and a gated and fenced compound.

EPC Rating: D86

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Ground floor	377 sq m	(4,063 sq ft)
First floor	100 sq m	(1,085 sq ft)

Total GIA: 477 sq m (5,148 sq ft)

SERVICES

We understand that mains supplies of water, drainage and electricity are available and connected to the property. These have not been tested any of the service media and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be deemed appropriate subject to receipt of necessary Planning Consent. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: North Kesteven District Council
Description: Workshop & Premises
Rateable value: £30,250
UBR: 0.512
Period: 2020-2021

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 property is available to **To Let** by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£36,000 per annum exclusive

SERVICE CHARGE

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

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 sole agents.

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Ref. 10007/2020G