



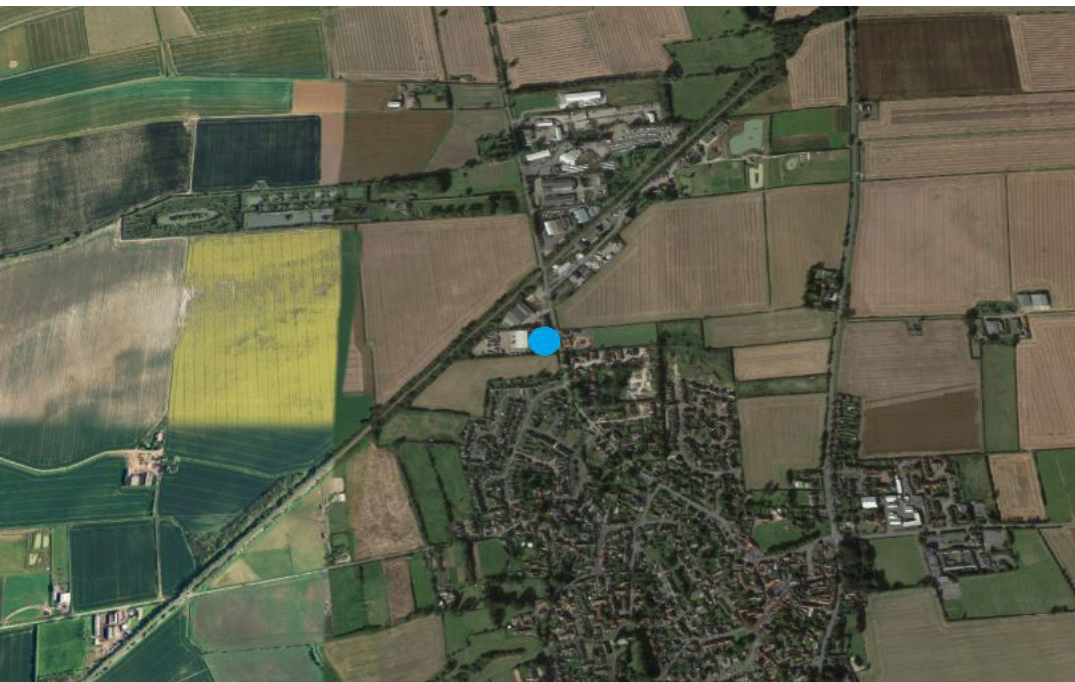
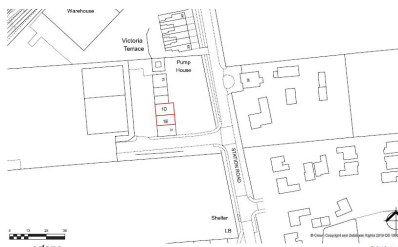
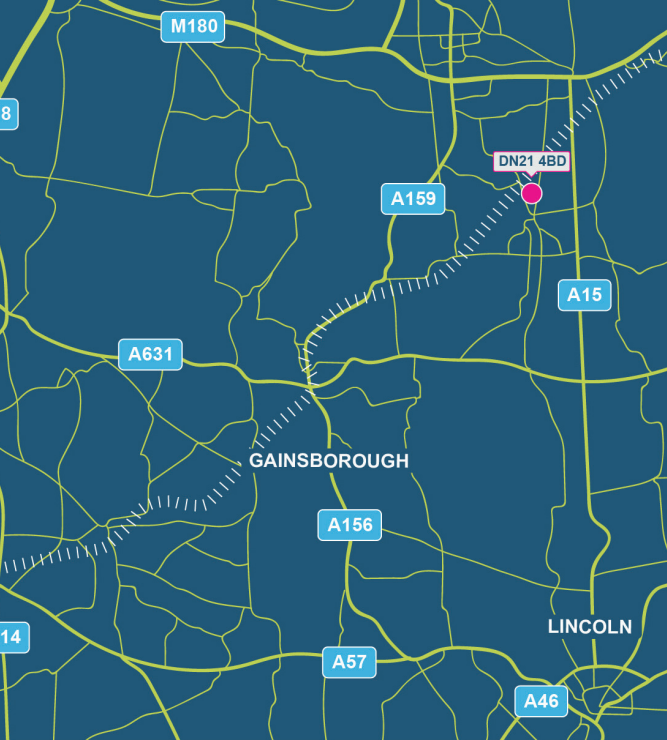
# BANKS LONG&Co

STATION ROAD INDUSTRIAL ESTATE,  
KIRTON LINDSEY, DN21 4BD

## INDUSTRIAL UNITS

- Two adjoining units
- 70 sq m (754 sq ft) to 163 sq m (1,755 sq ft)
- Prominent roadside position
- Allocated parking
- Only 1½ miles from the A15 and 5 miles from the M180
- **TO LET**





## LOCATION

Station Road Industrial Estate is positioned fronting the B1400 Station Road, short distance to the north of the town centre. The location provides quick access to the A15 (1½ miles) and the M180 (5 miles).

## PROPERTY

The available units comprise single storey mid-terrace workshops with open plan storage, staff and WC facilities. Each unit has solid concrete floor and vehicular access door.

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

**EPC Rating:** 1D - D94  
1E - D95

## ACCOMMODATION

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

Unit 1D	92 sq m	(1,001 sq ft)
Unit 1E	70 sq m	(754 sq ft)

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**Total GIA** 163 sq m (1,755 sq ft)

## SERVICES

We understand that mains supplies of water and electricity are available and connected to the estate. These have not been tested 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 (Light Industrial) 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:** West Lindsey District Council  
**Description:** Workshop & Premises  
**Rateable value:** 1D - £4,300  
1E - £3,200  
**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 premises are **To Let** by way of tenancies for a period to be agreed.

## RENT

**Unit 1D** £6,500 per annum exclusive

**Unit 1E** £4,900 per annum exclusive

## MAINTENANCE CHARGE

A maintenance charge may be levied to cover the upkeep, maintenance and repair of all external and 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.

**Contact:** Harry Hodgkinson  
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**Ref.** 9893/2020G