

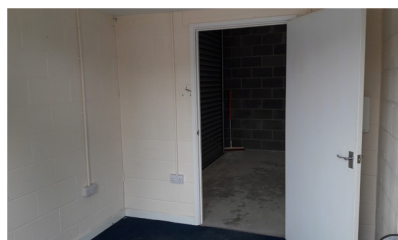
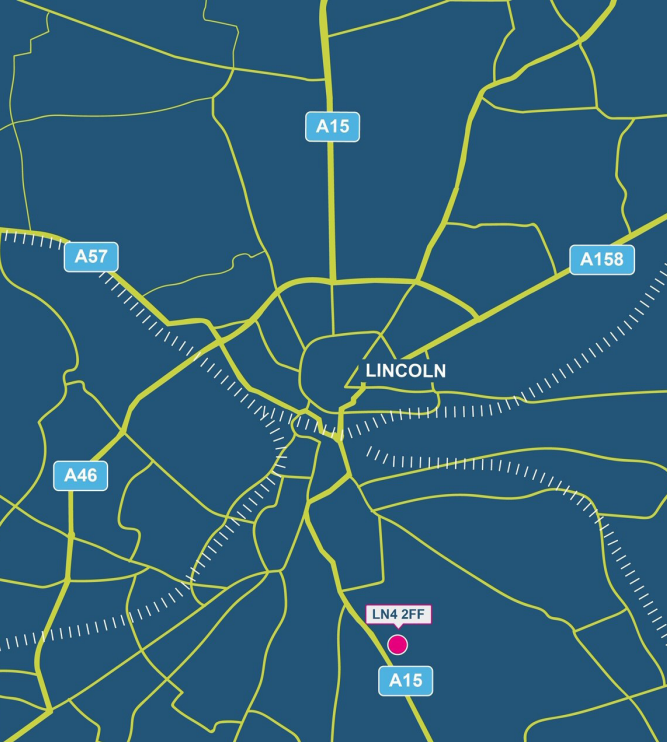


**BANKS
LONG&Co**

UNIT 14 SEVEN O SEVEN, CHURCHILL BUSINESS PARK,
SLEAFORD ROAD, BRACEBRIDGE HEATH, LINCOLN, LN4 2FF

LIGHT INDUSTRIAL UNIT

- Modern industrial unit
- 106.8 sq m (1,150 sq ft)
- Popular industrial estate location
- Accessible location to A15 south of Lincoln and soon to open eastern bypass
- **TO LET**



LOCATION

The premises are located on Churchill Business Park an established industrial area in Bracebridge Heath, approximately 3 miles south of Lincoln City Centre accessed from the A15. The premises will have good access to the new eastern bypass at the link with the A15, approximately 1 mile south of the property.

PROPERTY

The property comprises a modern end terrace unit constructed of steel portal frame with part brick and clad elevations under a metal profile clad roof incorporating translucent panels. The property has a painted concrete floor, blockwork walls internally with cladding above, a personnel entrance together with electric roller shutter door, accessible WC, kitchenette and overhead lighting.

Externally the unit benefits from allocated parking and shared circulation/loading facilities.

EPC Rating: D81

ACCOMMODATION

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

Total GIA: 106.8 sq m (1,150 sq ft)

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 (Light Industrial/Offices) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be appropriate subject to receipt of necessary Planning Consent. Interested parties are advised to contact North Kesteven District Council on 01529 414155.

SERVICES

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

RATES

Charging Authority: North Kesteven District Council
Description: Workshop and Premises
Rateable value: £6,700
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 available **To Let** by way of a new Full repairing and Insuring lease for a term to be agreed.

RENT

£7,000 per annum exclusive

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of common parts of the development. Buildings insurance will be charged in addition. Further information on request.

VAT

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

LEGAL COSTS

The ingoing tenant will contribute £180 plus VAT towards the legal costs of a new tenancy agreement.

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

Contact: James Hall
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E : james.hall@bankslong.com
Ref. 9992/2020H