

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











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 identify 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 lesses 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 in yellow to otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO for has any authority to make or give any representation or overantly whatever in relation to this property.

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 to 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 **T**: 01522 544515

E: james.hall@bankslong.com

Ref. 9992/2020H