

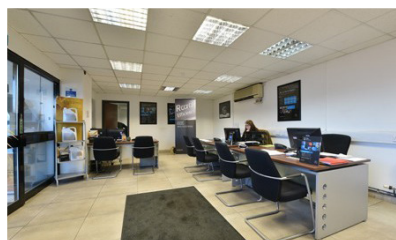
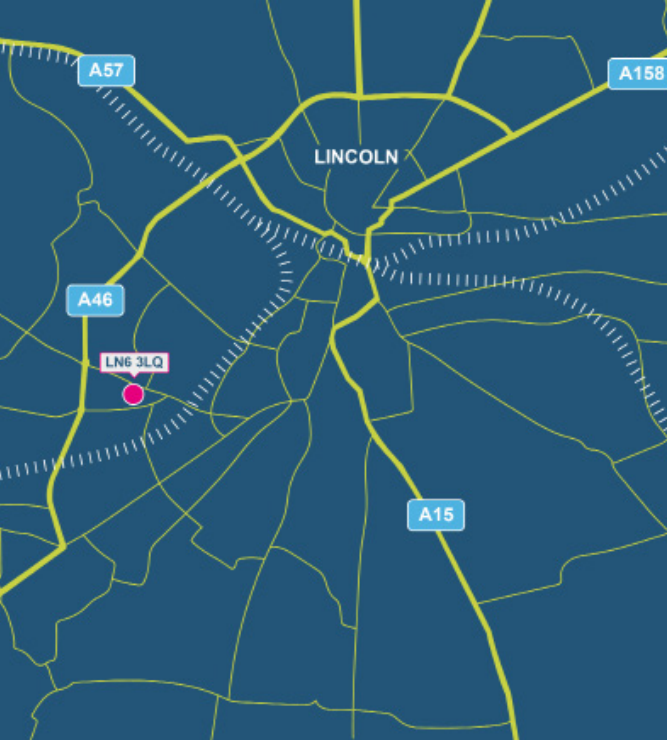


**BANKS
LONG&Co**

**UNIT 3 WHISBY WAY, WHISBY ROAD, LINCOLN,
LN6 3LQ**

VEHICLE WORKSHOP/WAREHOUSE

- Detached building
- 1,026 sq m (11,046 sq ft)
- Ample yard
- Established estate location
- Quick access to Lincoln 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 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

The property is located on Whisby Way, a short distance from its junction with the busy Whisby Road that provides quick access to the A46 Lincoln Bypass. The A1 is 11 miles to the South West.

PROPERTY

The property comprises a detached vehicle workshop/warehouse of steel portal frame construction with lined cladding above and surmounted by a similarly clad pitched roof.

The workshop/warehouse area is finished with solid concrete floor, 5.5m minimum working height, vehicle inspection pits, a number of vehicular access doors and suspended lighting. There are office, staff and wc facilities with additional mezzanine storage.

Externally, it benefits from a self-contained hard surfaced fenced and gate yard area. There is also a washdown facility with interceptor.

It has a total site area of about 0.42 hectares (1.03 acres).

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:	1,026 sq m	(11,046 sq ft)
Plus canopy	317 sq m	(3,407 sq ft)

SERVICES

We understand that mains supplies 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.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 (Light Industrial), B2 (General Industrial) & B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority:	North Kesteven District Council
Description:	Factory and Premises
Rateable value:	£54,000
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 a new Full Repairing and Insuring lease for a period of years to be agreed.

RENT

£61,500 per annum exclusive

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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