

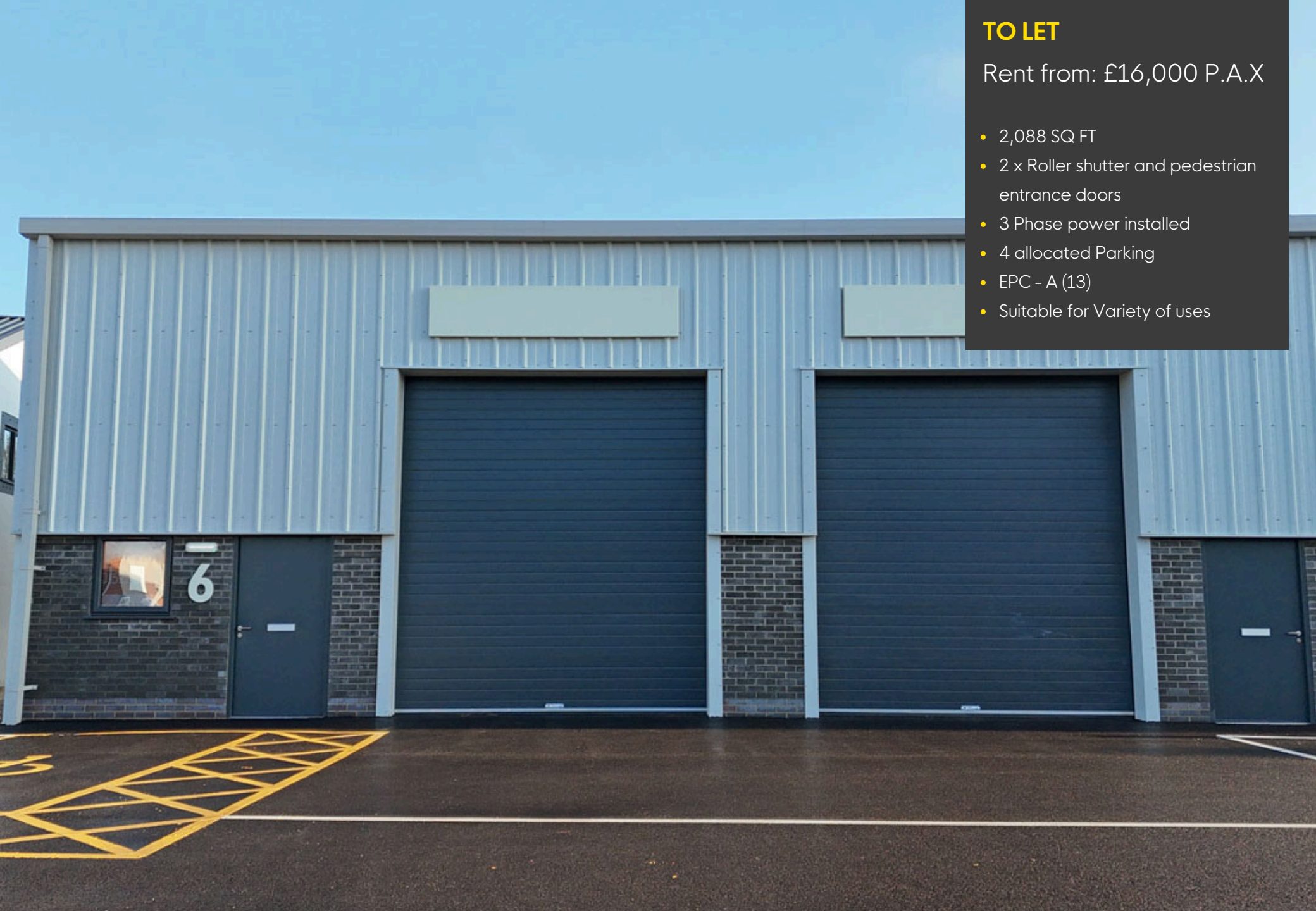


TO LET

Unit 6, Witham Enterprise Park  
Newark Road  
Lincoln  
LN6 8DJ

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Brand New Light Industrial



## TO LET

Rent from: £16,000 P.A.X

- 2,088 SQ FT
- 2 x Roller shutter and pedestrian entrance doors
- 3 Phase power installed
- 4 allocated Parking
- EPC - A (13)
- Suitable for Variety of uses



# Location

Witham Enterprise Park is a brand new development situated off Newark Road, Lincoln.

The Property has a strong strategic location, benefitting from quick access to Lincoln City Centre only 2 miles north and immediately onto Newark Road that links directly to the A46 for Newark and the A1.





# Description

The Property comprises a brand new and high quality light industrial premises that is constructed of steel portal frame with brick & block walls at lower level, and surmounted to the roof and upper elevations by an insulated sheet cladding. The Property further benefits from:

- Two electric roller shutter doors
- 3 phase electric supply
- 4 allocated parking spaces
- Two pedestrian entrance doors
- Excellent EPC rating of A-13
- WC facilities.

# Accommodation

The Property has been measured in accordance with the RICS Property Measurement standards and we calculate that it provides the following Gross Internal Area (GIA):

Property	Description	SQFT	SQM	Parking	EPC	Roller Shutter Doors	Eaves Height	Ridge Height
Unit 6, Witham Enterprise Park	Light Industrial	2,088	194	4	A-13	3.6m (w) x 4.0m (h)	5.50m	6.67m





# Further Information

## LEASE TERMS

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed, and at the following initial rent levels :

Property	Rent (p.a) Year 1	Rent (p.a) Year 2	Rent (p.a) Year 3
Unit 6, Witham Enterprise Park	£16,000	£17,000	£18,000

## DEPOSIT

A deposit to the equivalent of 3 months rent will be required.

## SERVICES

Electric (3 phase), water and drainage are connected to the Property and interested parties are advised to make their own enquiries into the adequacy of the supplies for their business.

## BUSINESS RATES

The property is currently pending an assessment for business rates.

## SERVICE CHARGE

Each building on site contributes to the cost of shared services at Witham Enterprise Park. A draft service charge budget can be provided to interested parties upon request.

## VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

## VIEWINGS

Strictly via the sole agent: Wood Moore & Co  
Jamie Thorpe MRICS  
jthorpe@woodmoore.co.uk  
07304072391

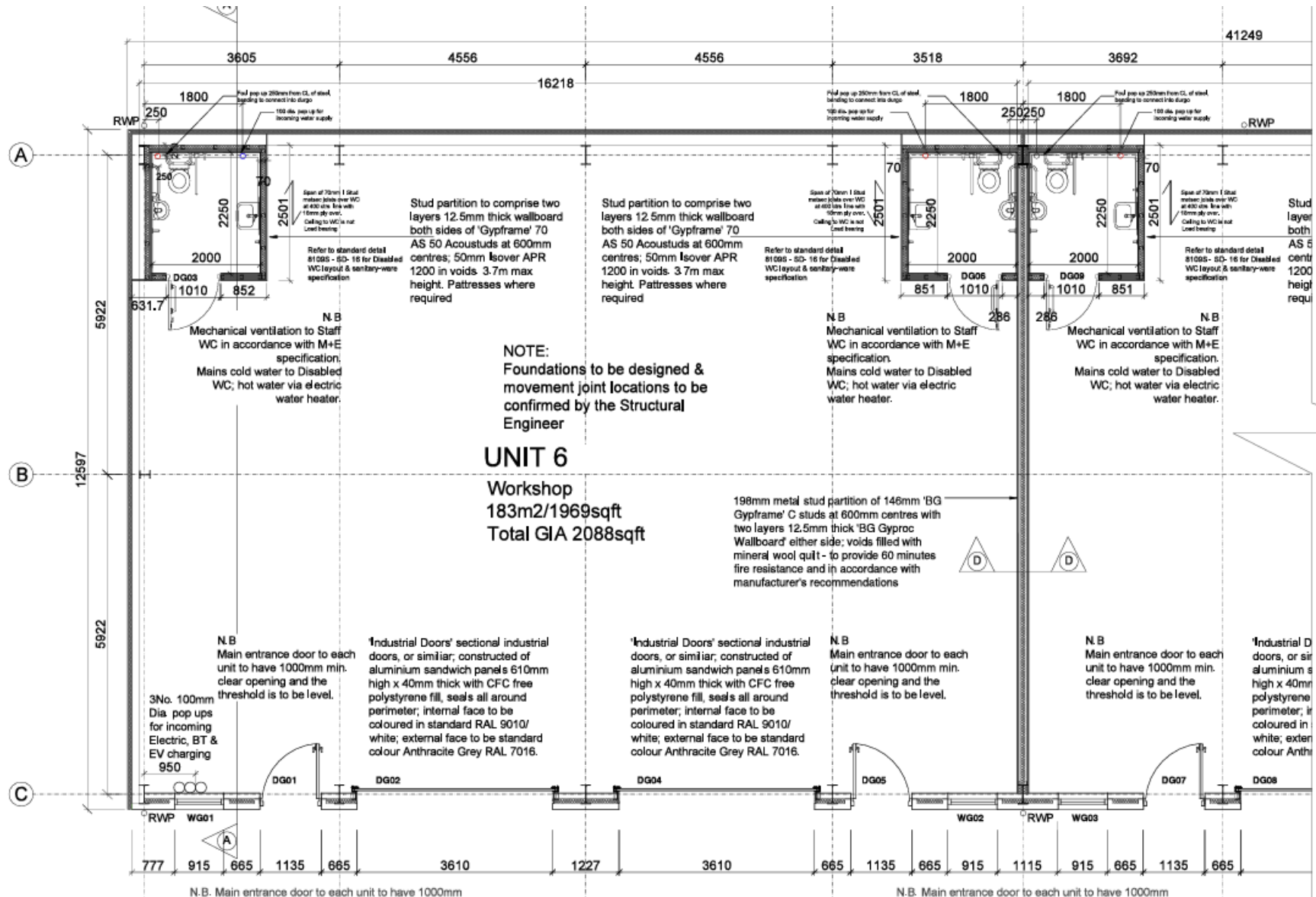


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