



Unit 16 Stirlin Business Park
Sadler Road
Lincoln
LN6 3AF

Modern Hybrid Business Premises TO LET

Warehouse and Office TO LET

Rent: £19,950 P.A.X

- 2,142 SQ FT
- Ground floor warehouse with Grade A offices over
- 3 Phase power available, electric roller shutter
- Offices with permeameter trunking, air condition and glass partitions
- Allocated Parking
- EPC - C (63)
- Suitable for Variety of uses

For further information:

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Location

Stirlin Business Park is situated off Sadler Road, in the heart of Lincoln's primary business district to the south west of Lincoln City Centre.

The Property is situated with easy access to key transport links with the junction that connects the A46 Lincoln Bypass with Doddington Road only 0.5 km's away.



Description

Modern, high-quality purpose-built mid-terrace office and workshop premises set within a row of four similarly built units on a popular business park (100% occupied) in the heart of the primary business district of Lincoln.

The property benefits from a secure pedestrian door leading into a reception with a door leading into the warehouse and stairs off to the first-floor offices and kitchen.

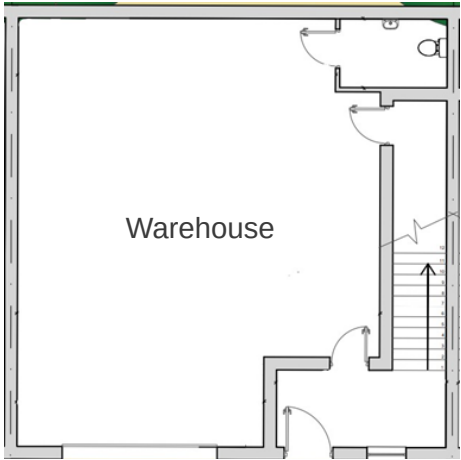
The offices are fitted out to a high-grade specification with glass partitions creating one open plan space with two smaller offices/meeting rooms. The offices are air-conditioned with trunking.

The warehouse benefits from an electric roller shutter from the shared parking area.

Viewing is recommended to appreciate.

Accommodation

	Description	SQFT	SQM
Ground Floor	Warehouse, reception and WC	1,071	99.5
First Floor	Open plan office, kitchenette and WC	1,071	99.5
Overall		2,142	199



Ground Floor



First Floor



Further Information

LEASE TERMS

The property is available to let on a new effective Full Repairing and Insuring lease with all other terms remaining negotiable.

DEPOSIT

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

SERVICES

Electric, water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

EPC

The building has an EPC Rating of C (63) valid until 9th April 2029.

BUSINESS RATES

The property has a rateable value of £18,500. The Rateable Value is highlighted in accordance with the most recent assessment in 2023. Local Authority reference: 746518516

SERVICE CHARGES

The occupier will be responsible for the payment of an annual Service Charge to cover a proportion of the costs associated with the maintenance of the communal areas. This is estimated to be £2,912.77 + VAT Per Annum, further details on request.

VAT

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

VIEWINGS

Strictly by appointment only:

Wood Moore & Co Ltd, Navigation House, 48 Millgate, Newark, NG24 4TS. Tel: 01522 438880



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BY VILLA

CLINCY TRAFFIC



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