

WOOD MOORE

Unit 3, Lincoln Enterprise Park, Lincoln, LN5 9FP

To Let / For Sale | 6,566 sq ft

A modern light industrial premises extending 4,887 sq ft, plus mezzanine is available For Sale / To LET at Lincoln Enterprise Park.

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Summary

- Rent: £30,000 per annum
- Price: £425,000
- Service charge: £0.55 per sq ft Applied to the ground floor space only.
- VAT: Applicable
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

The unit is constructed of steel portal frame construction with part brick and block elevations surmounted by insulated sheet cladding. The Property has an electric roller shutter door that measures 4.9m (width) x 3.9m (height) and separate personnel door. The eaves height is 4.4m. Internally the unit has an office/reception, central mezzanine, concrete flooring, barefaced block walls, WC and a three-phase power supply.

Location

The Property is located on Lincoln Enterprise Park, which is a premier business park located on the A46 between Lincoln and Newark.

Accommodation

The accommodation comprises the following areas and comes with an office, kitchenette, WCs, electric roller shutter, lighting and allocated parking.

Name	Building Type	sq ft	Tenure	Availability
Ground	Light Industrial	4,887	For Sale / To Let	Available
Mezzanine	Light Industrial	1,679	For Sale / To Let	Available
Total		6,566		



SERVICES

The property is connected to mains water and electric (3 phase). Interested parties are advised to make enquiries as to the availability and adequacy of those supplies.

SERVICE CHARGE

An estate service charge is levied for the upkeep and maintenance of the estate. We are advised the current budget is charged at £0.55psf to the gross internal ground floor area of each unit on the development.

VAT

VAT is applicable at the appropriate rate

