

WOOD MOORE

## Unit 6, Witham Enterprise Park, Lincoln, LN6 8DJ

To Let | 1,028 to 2,088 sq ft

Brand New light industrial premises close to Lincoln City Centre.

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## Unit 6, Witham Enterprise Park, Lincoln, LN6 8DJ

### Summary

- Rent: £8,500 – £16,000 per annum
- Service charge: £1,636.67 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (13)
- Lease: New Lease

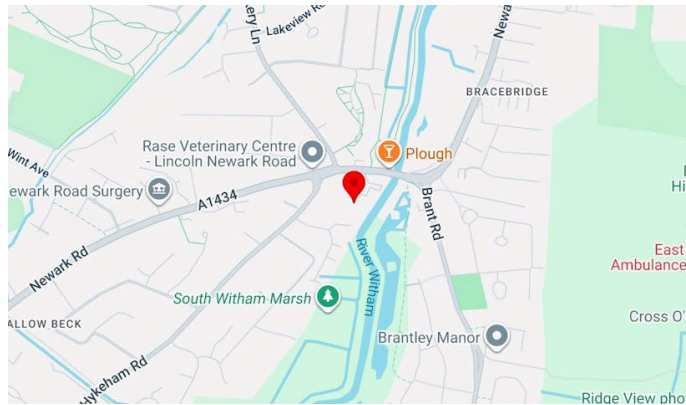
### Further information

- [View details on our website](#)

### Contact & Viewings



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### 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 is currently constructed as a 2,088 SQFT unit, but there is provision to be able to split the building into 2 x smaller light industrial units extending approximately 1,028 SQFT each.

### 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.

### Accommodation

Unit 6 comprises a brand new light industrial unit extending 2,088 sqft. The Property can also be split into 2 smaller units at approximately 1,028 sqft subject to tenant requirement.

The Property is offered as a whole at initial rent of £16,000 Per annum (rising to £18,000 by Year 3) and as a split from £8,500 per annum (rising to £9,500 by year 3)

Name	sq ft	Rent	Service charge	Availability
Unit – Split A	1,028	£8,500 /annum	£818.33 /annum	Available
Unit – Split B	1,028	£8,500 /annum	£818.33 /annum	Available
Unit – 6 Overall	2,088	£16,000 /annum	£1,636.67 /annum	Available

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### 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.

### DEPOSIT

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

### BUSINESS RATES

The property as a whole has a rateable value of £15,000.

Should the property be split, it would be re-assessed for business rates and each side would have a rateable value in the region of £7,500. Small business rate relief may be available subject to status in this scenario.

### SERVICE CHARGE

Each building on site contributes to the cost of shared services at Witham Enterprise Park. The annual budget for Unit 6 is £1,636.67. 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.



