

WOOD MOORE

Unit 4, Witham Enterprise Park, Lincoln, LN6 8DJ

To Let | 1,022 sq ft

Brand new manageable light Industrial premises close to Lincoln City Centre.

woodmoore.co.uk

Unit 4, Witham Enterprise Park, Lincoln, LN6 8DJ

Summary

- Rent: £8,000 per annum (Rising gradually to £9,500 P.A.X in the third year)
- Business rates: To be assessed following practical completion
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (13)
- Lease: New Lease

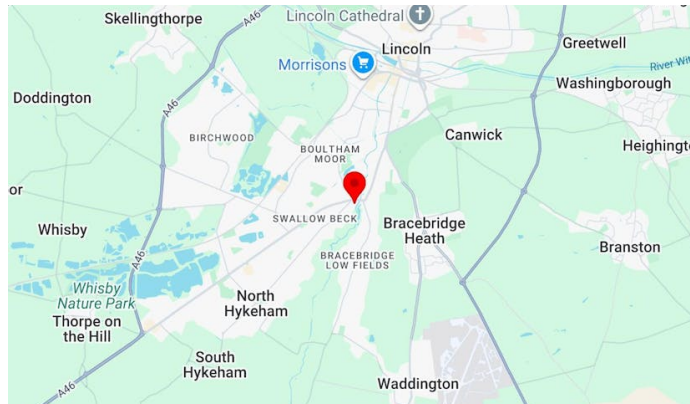
Further information

- [View details on our website](#)

Contact & Viewings



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



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.

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

Name	sq ft	Tenure	Rent	Availability
Unit - 4	1,022	To Let	£8,000 / annum	Under Offer
Total	1,022			



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 is currently pending an assessment.

SERVICE CHARGE

Each building on site contributes to the cost of shared services at Witham Enterprise Park. An estimate to the annual costs can be provided on request.

VAT

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

