

WOOD MOORE

16 Sadler Court, Lincoln, LN6 3RG

To Let | 2,536 sq ft

A modern and detached light industrial premises, with small yard provision is available to rent.

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Summary

- Rent: £23,000 per annum
- Service charge: £1,088.46 per annum
- VAT: Applicable
- EPC: B (35)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Description

The Property comprises a modern and detached warehouse premises extending 2,536 sqft GIA and comes with an open plan warehouse, 2-3 person office, kitchenette, shower, WC, rear yard and allocated parking.

Location

The Property is situated on the highly sought after Stirlin Point Business Park, which is a modern and securely gated business park situated off Sadler Road, Lincoln and with easy access to the A46 Lincoln Bypass.

The A46 delivers quick easy access to Lincoln City Centre, Newark (A1) and Nottingham.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	Tenure	Rent	EPC	Availability
Unit	2,536	To Let	£23,000 /annum	B (35)	Under Offer
Total	2,536				



Terms

The Property is available to rent on a new full repair and insuring basis at a rent of £23,000 per annum exclusive.

Service Charge

A service charge is payable for the maintenance and management of the private Stirlin Point Business Park estate.

Services

We understand that mains services; water, electricity (3 phase) and drainage are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Business Rates

The Property has a ratable value of £17,750.

VAT

VAT is applicable at the appropriate rate.

