

Brand New High Specification Industrial/Trade Counter Units on Thriving Industrial Estate Business Park

Available To Let Leasehold

Quarry Business Park | Grantham Road | Waddington | Lincolnshire | LN5 9NT



Space Available From 116sqm, 1,250sqft
Units Available Individually or Combined
Available Immediately

Available to Let Leasehold
From £8,160 plus VAT per annum

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The large commuter village of Waddington is located approximately 2 miles to the south of the City of Lincoln with superb transport links thanks to the newly opened Lincoln Eastern Bypass. The village is also the base for RAF Waddington.

The village has a population of over 6,000 residents and is a popular village with a range of local amenities including public houses, shops and two primary schools.

The Quarry Business Park is located in the centre of the village and benefits from excellent security with an automated remote access gate providing convenient out of hours access.

The new units, comprising three wings, are located on the main estate spine road. All units are built to a shell specification with High Impact Concrete Floors, LED Lighting, WC, Roller Shutter and Personnel Doors and 3-Phase Power. Units are available either individually or combined.

Description...

Units 1-6

The North Wing comprises six units with a Minimum Eaves Height of 6.0m.

Unit	SQM	SQFT	Price Per Annum
3	116	1250	LET
4	116	1250	LET
5	116	1250	LET
6	116	1250	LET
7	116	1250	LET
8	116	1250	£8,160 + VAT

Units 7-9

The West Wing comprises three starter units a Minimum Eaves Height of 3.0m. Available Q3.

Unit	SQM	SQFT	Price Per Annum
9	80	860	LET
10	80	860	LET
11	80	860	LET

Units 10-17

The South Wing comprises eight units with a Minimum Eaves Height of 6.0m.

Unit	SQM	SQFT	Price Per Annum
12	115	1230	LET
13	115	1230	LET
14	150	1620	LET
15	150	1620	LET
16	115	1230	LET
17	188	2020	£13,140 + VAT
18	180	1930	LET
19	102	1100	LET

Business Rates...

Upon completion, the units will be assessed by the Valuation Office to provide individual ratings. It is anticipated that following the reassessment qualifying occupiers may be eligible full rates relief.

EPC...

The units will be individually assessed upon completion.

Tenure...

The units are available on new Full Repairing and Insuring Leases for a minimum term of 5 years with the rent payable quarterly or monthly in advance.

A contribution towards the landlord's reasonable legal fees of £750 plus VAT will be required with regards to the cost of the preparation of the lease and a deposit will be held by the landlord of the equivalent of a quarter of a year's rent paid upfront.

Outgoings...

The tenant will be responsible for all utilities, service charge, insurance rent and Business Rates.

An estate service charge is payable which covers the maintenance of the communal areas and facilities.

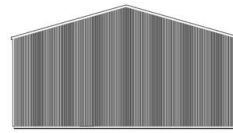
Viewings...

Strictly by appointment through the agent:

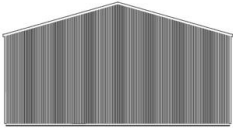
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FRONT ELEVATION



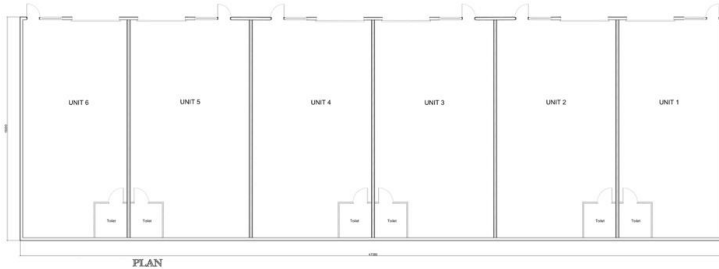
SIDE ELEVATION



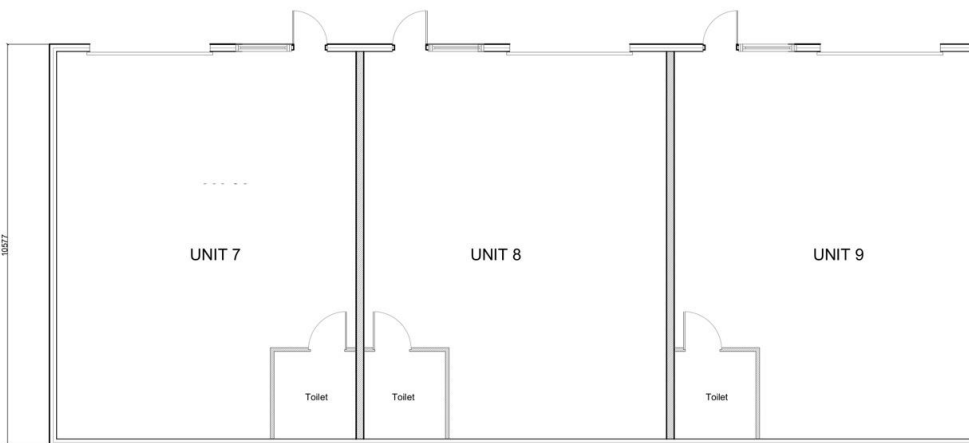
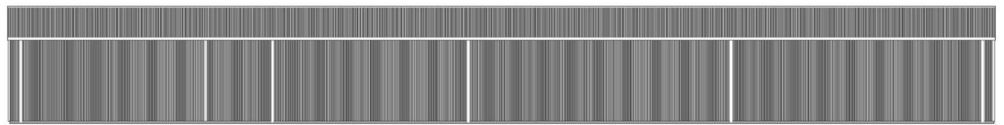
SIDE ELEVATION

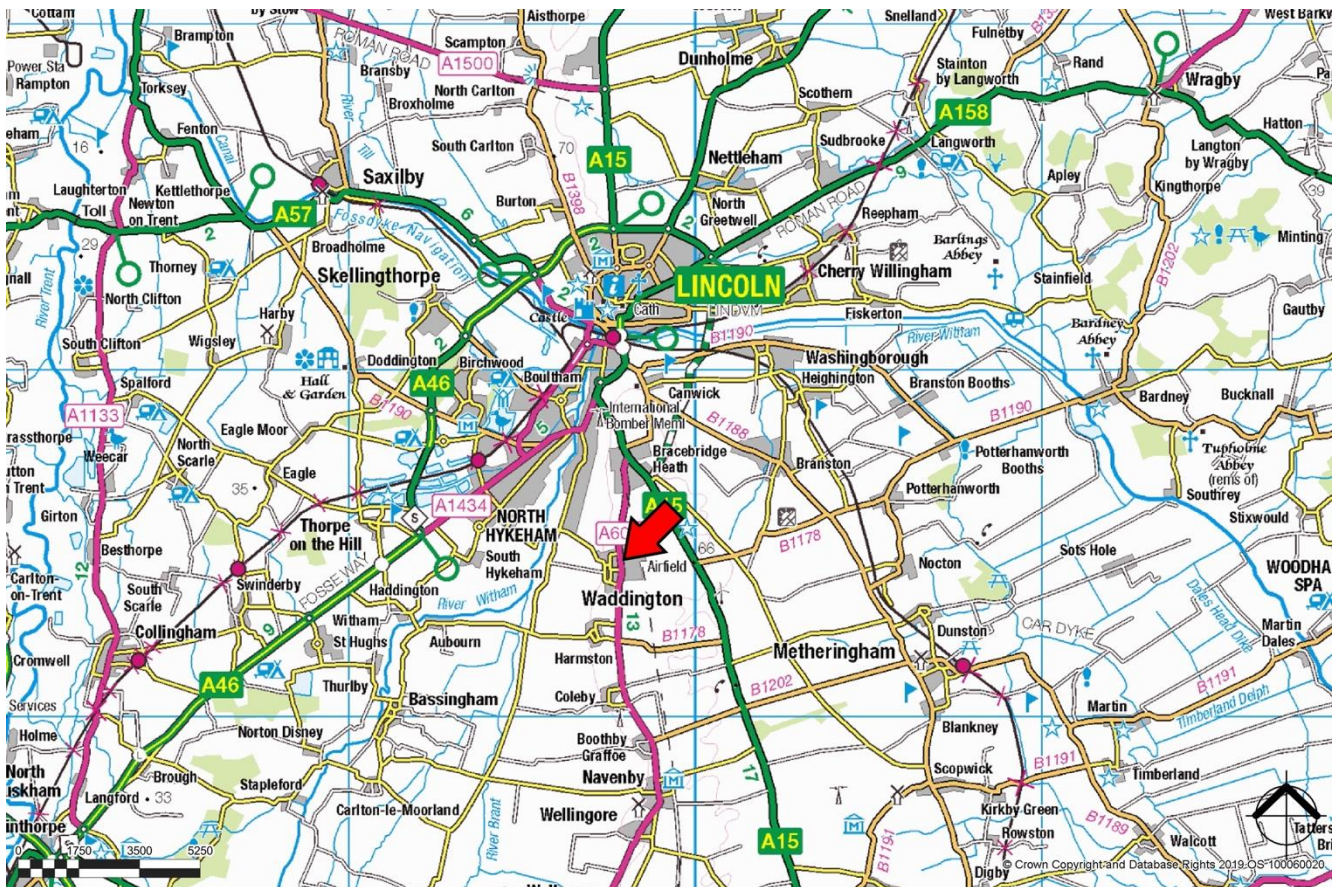


REAR ELEVATION



PLAN





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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