



BANKS LONG & Co

DISCOVERY COURT, WHISBY ROAD,
LINCOLN, LN6 3AJ

BRAND NEW INDUSTRIAL UNITS

- Available Spring 2021
- Excellent access to the A46 bypass
- Prominent main road position
- Ideal for expanding local businesses
- 69 sq m (746 sq ft) to 262 sq m (2,818 sq ft)
- TO LET



LOCATION

The development is situated fronting Whisby Road within the south west business quarter of Lincoln. It has an excellent strategic position providing quick access to the A46 dual carriageway, which in turn leads to Lincoln city centre (4 miles), the A1 (11 miles) and all other major road links.

Nearby occupiers include Siemens PLC, Jaguar Land Rover motor dealership and Lincat.

PROPERTY

The development will comprise of 15 brand new industrial units. The accommodation will be of steel portal frame construction with corrugated sheet clad elevations and similarly clad roofs. The units will have solid concrete floors, office/staff facilities and WCs installed. Externally, there will be allocated car parking and communal circulation.

ACCOMMODATION

Architectural drawings suggest that the scheme will provide the following Gross Internal floor areas:

GIAs:
69 sq m (746 sq ft) to 262 sq m (2,818 sq ft)

A Schedule of Availability can be provided on request.

SERVICES

Mains supplies of electricity, water and drainage are to be made available and connected to the site. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the site is allocated for light industrial uses falling with Class E(g) (Light Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: North Kesteven District Council
Description: Workshop and Premises
Rateable value: To be separately assessed
UBR: 0.512
Period: 2020-2021

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The buildings will be available **To Let** for a period of 3 years.

RENT

From £5,595 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of any common parts of the development.

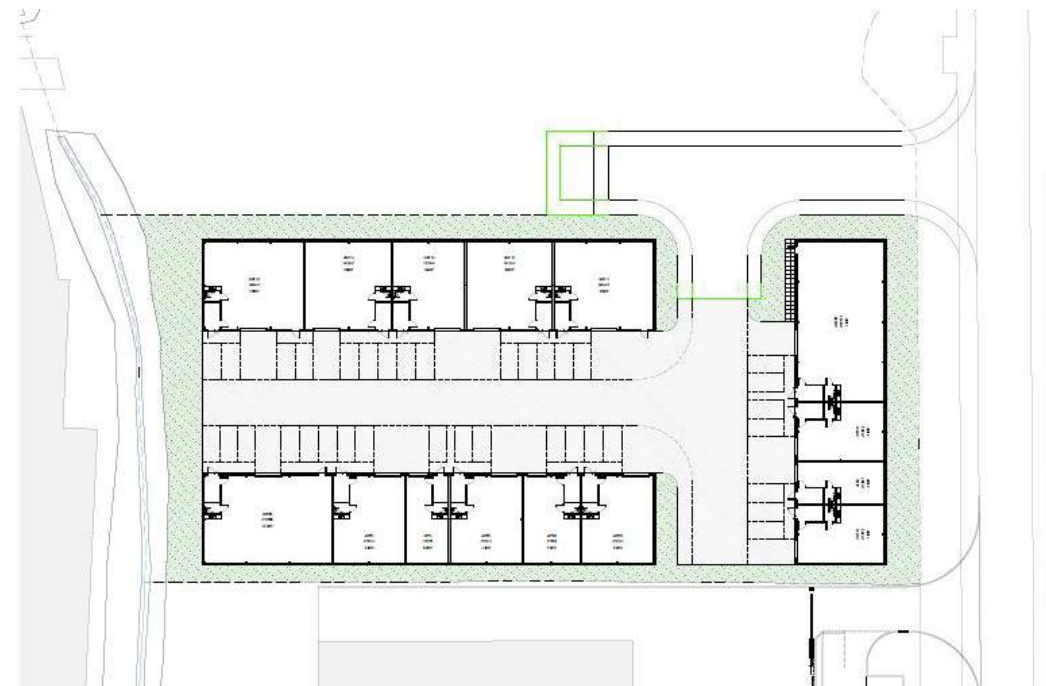
Buildings insurance will be charged in addition.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to pay £180 plus VAT towards the cost of drafting and documenting the tenancy agreement.



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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