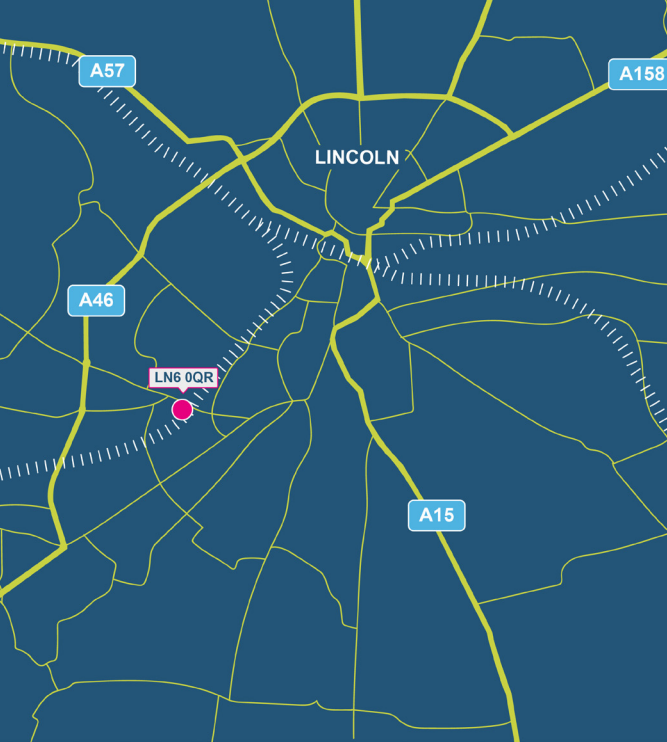




**BANKS
LONG&Co**

PIONEER WAY, LINCOLN, LN6 0QR

- **Reduced Price and Rent**
- Substantial distribution depot
- Available as a whole or in part
- 454 sq m (4,882 sq ft) to 5,408 sq m (58,205 sq ft)
- Prominent main road position
- Expansion land available by separate negotiation
- **FOR SALE (MAY LET)**



LOCATION

The property occupies a prominent position fronting Doddington Road with access off Pioneer Way within the South West Business Quarter of the Lincoln conurbation. The location is only a short distance from the A46 Lincoln Bypass providing quick access to the A1 (11 miles south west).

PROPERTY

This comprises a substantial distribution depot comprising of main warehouse areas with ancillary stores, office, staff and WC facilities together with dock level loading bays and a more modern dock level extension to the rear. There is also a detached former butchery building. The site benefits from extensive car/HGV parking. A triangular shaped parcel of expansion land to the south is shaded green on the plan and is available by separate negotiation.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Offices	391 sq m	(4,211 sq ft)
Main warehouse block	3,585 sq m	(38,587 sq ft)
Dock-level loading bay	454 sq m	(4,882 sq ft)

Former butchery	978 sq m	(10,525 sq ft)
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Total GIA: 5,408 sq m (58,205 sq ft)

The main site totals 1.45 hectares (3.59 acres). The expansion land (shaded green) totals 0.48 hectares (1.18 acres).

SERVICES

We understand that all mains services including gas, water, electricity and drainage are available and connected to the property. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We are advised by City of Lincoln Council that the property has established use falling within Class B8 (Storage and Distribution) of the Town and County Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority:	City of Lincoln Council
Description:	Warehouse and Premises
Rateable value:	£128,000
UBR:	0.493
Period:	2018-2019

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 property is available as a whole or in part.

The Freehold interest of the property is available **for sale**. Alternatively, our clients may consider offering it **to let** by way of a new lease over the property on Full Repairing and Insuring terms.

PRICE/RENT

Price: £1,500,000 for the whole

Expansion land (shaded green) available by separate negotiation

Rent: £150,000 per annum exclusive

VAT

VAT may be charged in addition to the price/rent at the prevailing rate.

LEGAL COSTS

In the event of a sale each party is to be responsible for their own legal costs incurred in documenting the transaction. In the event of a letting the ongoing tenants are to be responsible for both parties proper and reasonable legal costs.

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

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Ref. 65/2017