

RIVERSIDE ENTERPRISE PARK

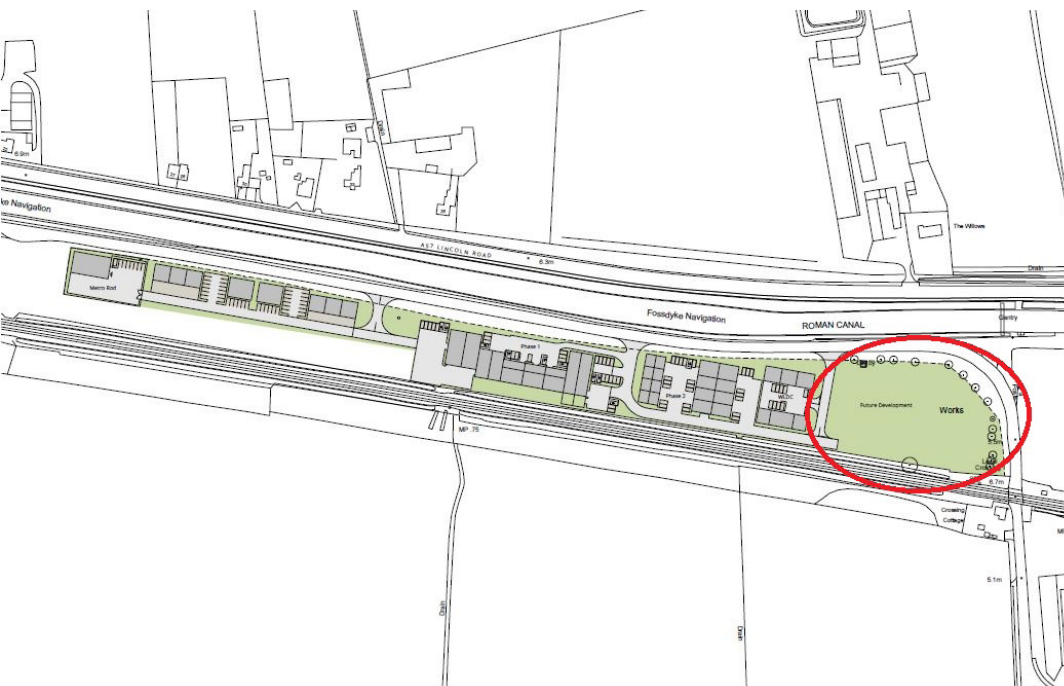
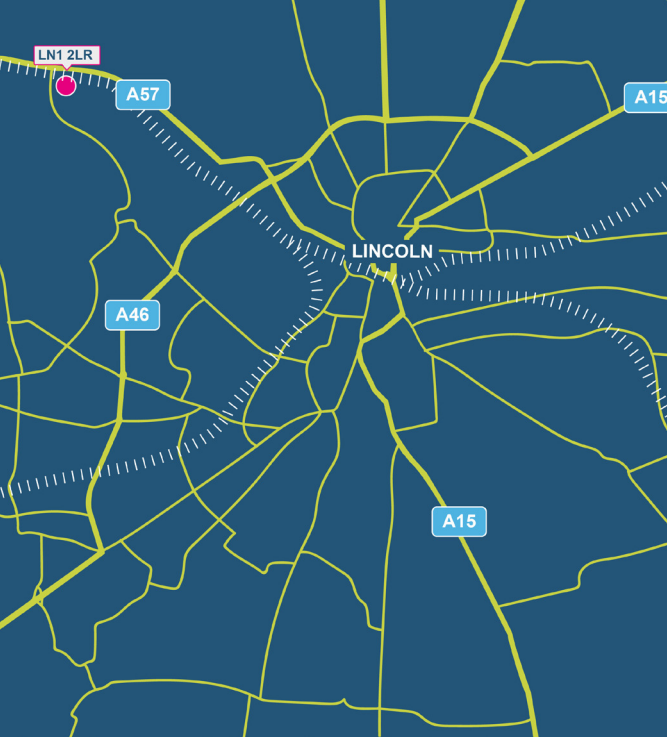
A **Stirling** DEVELOPMENT



BANKS LONG&Co

RIVERSIDE ENTERPRISE PARK, SAXILBY, LINCOLN,
LN1 2LR

- New Design and Build opportunities on established commercial park
- Options ranging from circa 279 sq m to 2,787 sq m (3,000 sq ft to 30,000 sq ft)
- Accessible and prominent location fronting the A57 with convenient access to the A1 and A46 Lincoln bypass
- Built to occupiers specific requirements
- **FOR SALE / TO LET**



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.

LOCATION

Riverside Enterprise Park is an established and exciting mixed use commercial development by Lincoln based Stirlin Developments Limited. Phases 1 and 2 have been completed and Phase 3 is currently under construction providing a range of hybrid office/warehouse units and detached light industrial/office units.

The subject site will be known as Phase 4 and will occupy a prominent position to the east of Riverside Enterprise Park adjacent the A57 at Saxilby to the west of Lincoln. The position provides quick access to the A1 (13 miles) and A46 Lincoln bypass (5 miles).

The site is prominently located and visible from the A57 trunk road which is used by in excess of 12,000 vehicles per day.

PROPERTY

Each opportunity will be built on a Design & Build basis, with sizes ranging from 279 sq m (3,000 sq ft) to 2,787 sq m (30,000 sq ft), subject to planning.

Stirlin Developments have extensive experience in delivering bespoke Design & Build opportunities, offering a whole range of office and industrial accommodation. Further information and assistance will be provided by the sole agents on application.

SERVICES

We understand that mains services including water, drainage and electricity (including three phase) are available to the properties although these will be provided to individual units in accordance with purchasers requirements.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B1 (Offices/Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

RATES

Charging Authority: West Lindsey District Council
Description: To be assessed
Rateable value: To be confirmed
UBR: 0.504
Period: 2019-2020

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 on a Design & Build basis either **For Sale** Freehold or **To Let** on occupational lease terms.

PRICE/RENT

On Application

SERVICE CHARGE

Each building will contribute towards the cost of shared services such as maintenance of shared roadways, landscaping, CCTV, electric gates etc.

VAT

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

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

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Ref. 9671/2019D

