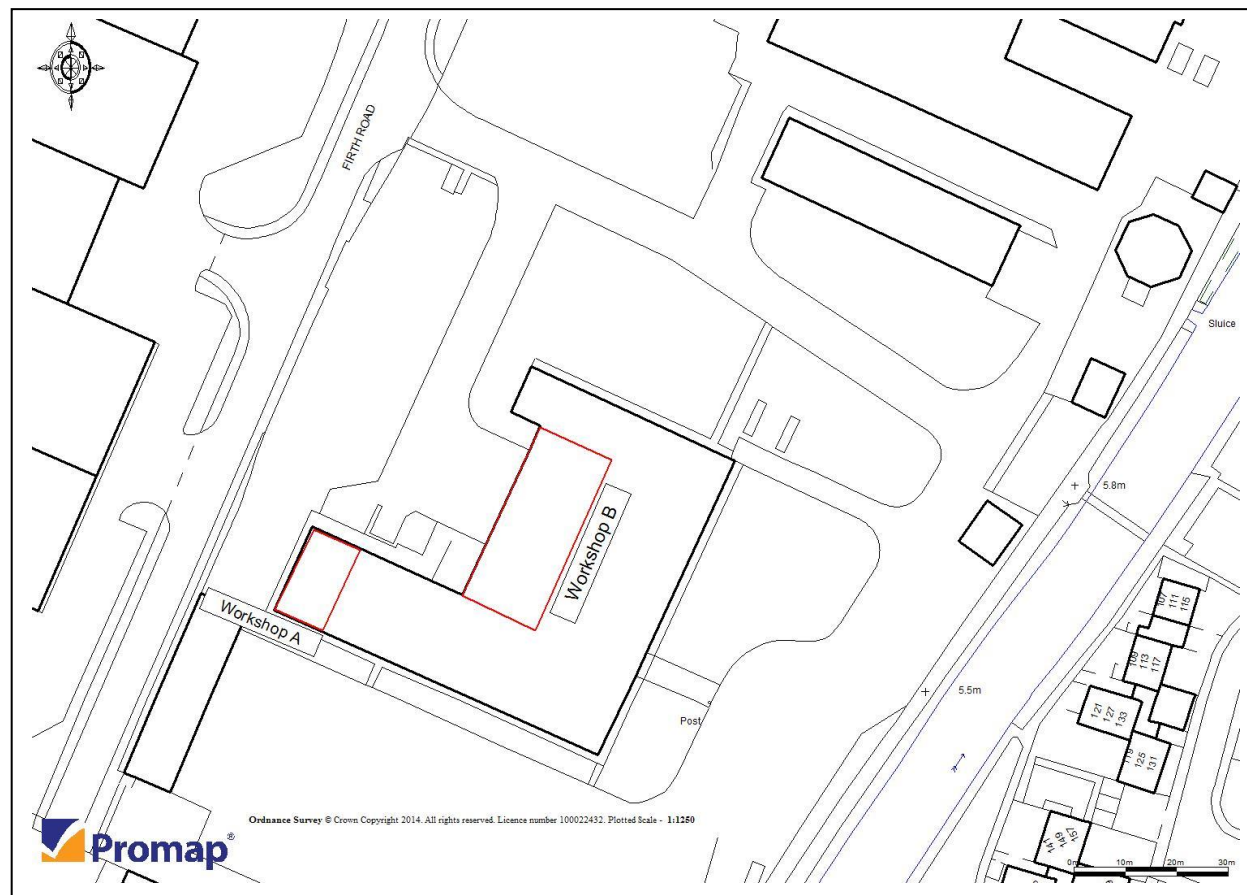
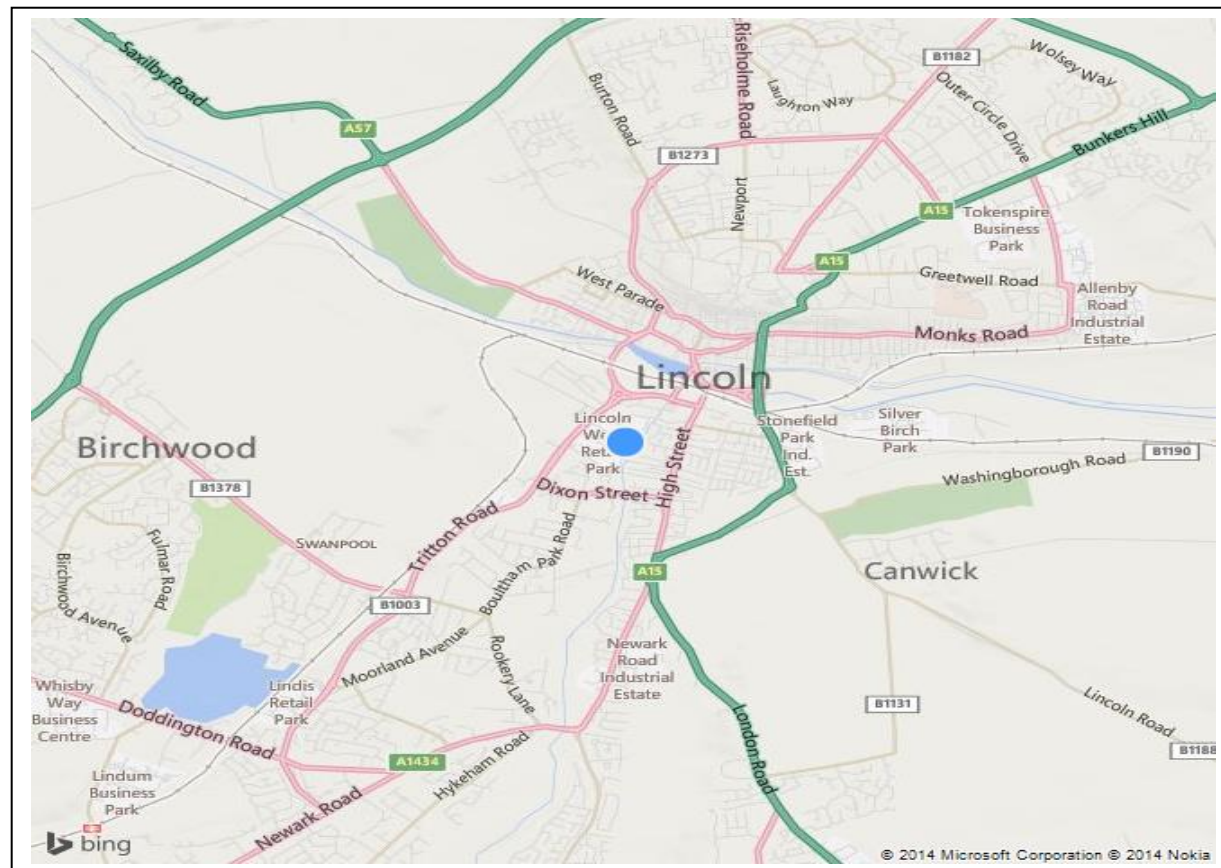


INDUSTRIAL UNIT 153 sq m (1,647 sq ft)

FIRTH ROAD BUSINESS CENTRE FIRTH ROAD LINCOLN LN6 7AA



SITE PLAN



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LOCATION PLAN



TO LET

- Modern accommodation
- Quick access to Triton Road and the City Centre
- Extensive car parking
- Flexible lease terms available

Firth Road
**Business
Centre**
Lincoln

The Money Laundering Regulations 2007 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 lessors 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.

15 St Mary's Street, Lincoln LN5 7EQ
t 01522 544515 e enquiries@bankslong.com

LOCATION

The premises are located on Firth Road, a few minutes walk from the Tritton Retail Park and St Marks Shopping Centre. It is approximately 1 mile south west of Lincoln City Centre.

Neighbouring occupiers on the Business Park include Siemens PLC and ITP Engines UK Limited.

PROPERTY

The available accommodation comprises an industrial unit finished to a modern specification with sealed concrete floors, suspended ceilings/lighting and vehicular access doors. The unit benefits from shared use of staff/WC facilities.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that the units have the following Gross Internal floor areas:-

| | | |
|--------|----------|---------------|
| Unit A | 153 sq m | (1,647 sq ft) |
|--------|----------|---------------|

SERVICES

Mains supplies of gas, water and electricity and drainage are connected to the business park, albeit only electricity is currently connected to the subject units. Interested parties are advised to carry out their own investigations.

TOWN AND COUNTRY PLANNING

We are advised by Lincoln City Planning Department that the unit currently has consent for uses falling within Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) of the Town and Country Planning Use Classes Order 1987.

RATES

| | |
|---------------------|---------------------------|
| Charging Authority: | Lincoln City Council |
| Description: | Workshop and premises |
| Rateable value: | To be separately assessed |
| UBR: | 0.493 |
| Period: | 2015-2016 |

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 premises are available **To Let** by way of a new lease for a term of years to be agreed.

RENT

Unit A - **£7,500 pax**

SERVICE CHARGE

A service charge will be levied to cover various communal services. Buildings Insurance will be charged in addition.

VAT

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

LEGAL COSTS

The ingoing tenant is to be responsible the landlord’s reasonable legal costs incurred in documenting the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is attached.

VIEWING

To view the premises and for any additional information please contact the joint agents.

Contact: **Jag Landa**
Tel: **01522 544515**
Email: **jag.landa@bankslong.com**

Or our joint agents

WSB Property Consultants

Contact: **David Watson**
Tel: **0113 234 1444**
Email: **dwatson@wsbproperty.co.uk**

Ref: **JL/SP/3829/K14(JES/C15/JES/G15)**

