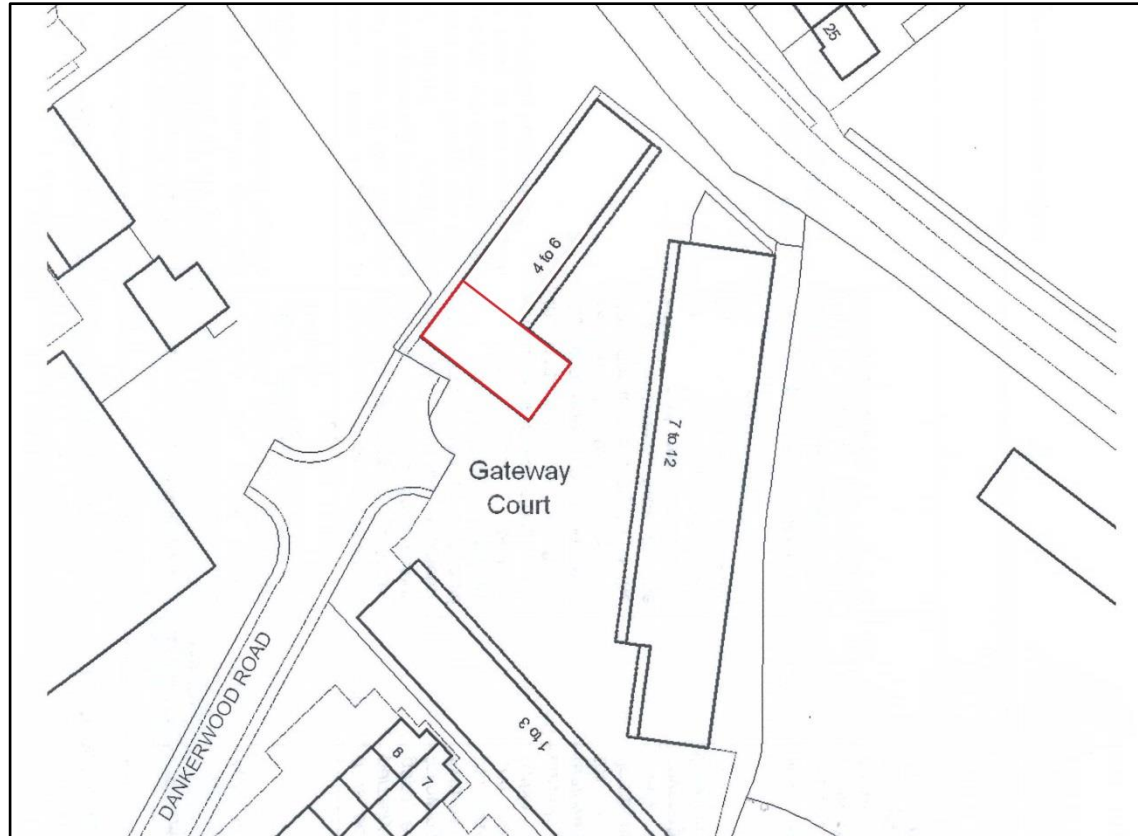
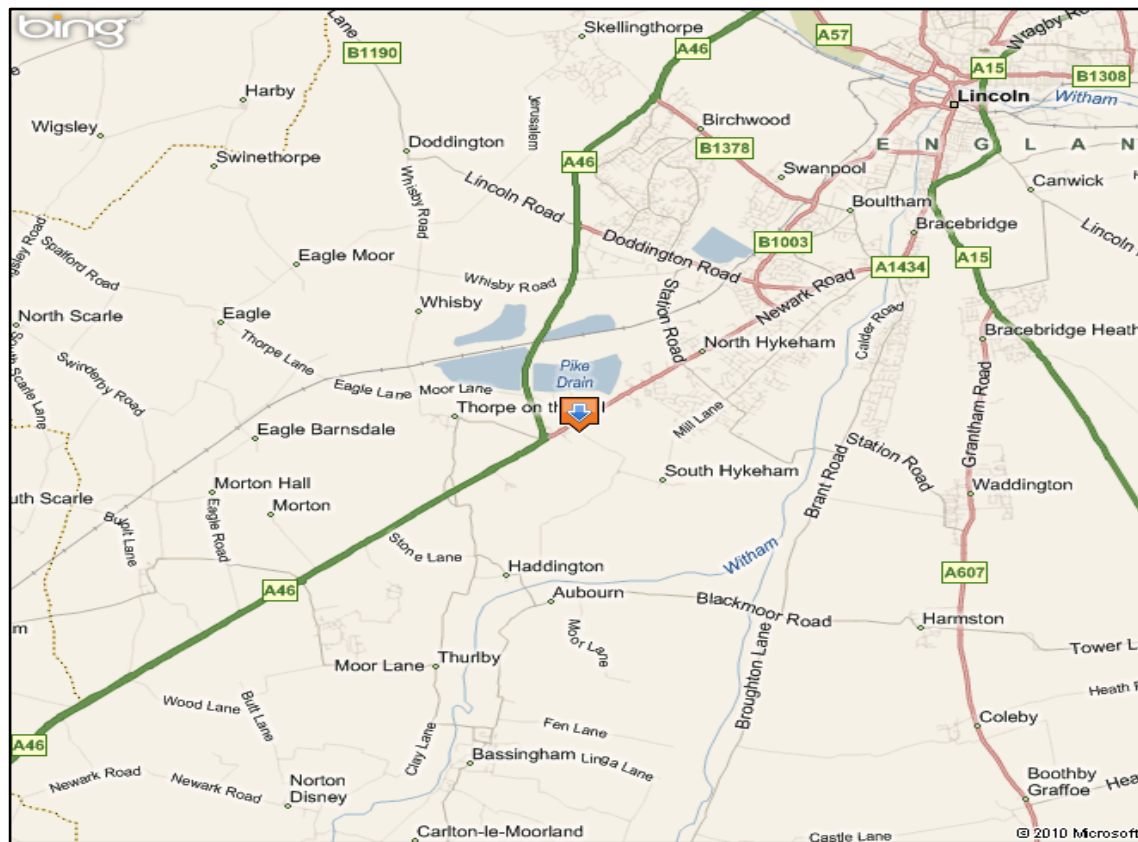


MODERN BUSINESS UNIT
372 sq m (4,000 sq ft)
PLUS STORAGE MEZZANINE

UNIT 4 GATEWAY COURT
GATEWAY PARK
SOUTH HYKEHAM
LINCOLN
LN6 9UL



SITE PLAN



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LOCATION PLAN



TO LET (MAY SELL)

- Premier Business Park position
- First floor offices
- Storage mezzanine potentially available
- Ideal for Small to Medium Sized Enterprises

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.

LOCATION

Gateway Park is Lincoln's premier business park located at the junction of the Lincoln bypass and A46 dual carriageway to Newark/A1.

The business park has a range of occupiers including Soper BMW/Mini, Horton Skoda, Brewsters Public House and McDonalds.

PROPERTY

The property comprises a modern end-terrace business unit providing storage/workshop space with ancillary offices and staff/WC facilities at ground floor level plus extensive mezzanine storage space (potentially available by way of separate negotiation).

The property has a suspended ceiling with inset lighting beneath the mezzanine and suspended lighting above. The unit has separate pedestrian and vehicular up and over door access together with allocated car parking.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that the property has the following floor area:-

GF GIA:	279 sq m	(3,000 sq ft)
First Floor:	93 sq m	(1,000 sq ft)

Plus storage mezzanine

SERVICES

We understand that mains supplies of water, drainage and electricity 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 understand that the property has planning consent for uses falling within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority:	North Kesteven District Council
Description:	Workshop Premises
Rateable value:	£22,000
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 property is available **to let** by way of a new Full Repairing and Insuring lease for a period of years to be agreed.

Alternatively our clients may consider a sale of the property.

RENT/PRICE

Rent: £18,000 per annum exclusive.
Price: £275,000

The storage mezzanine is potentially available by way of separate negotiation.

SERVICE CHARGE

A service charge is levied to cover a contribution towards the upkeep, maintenance and repair of all common parts of Gateway Court. Buildings insurance is charged in addition.

Please contact the agents for further details.

VAT

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

LEGAL COSTS

In the event of a letting, the tenant is to be responsible for both parties' legal costs incurred in documenting the transaction. In the event of sale each party is to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is attached.

VIEWING

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

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

Ref: JL/LS/8578/I15(LS/J15)

