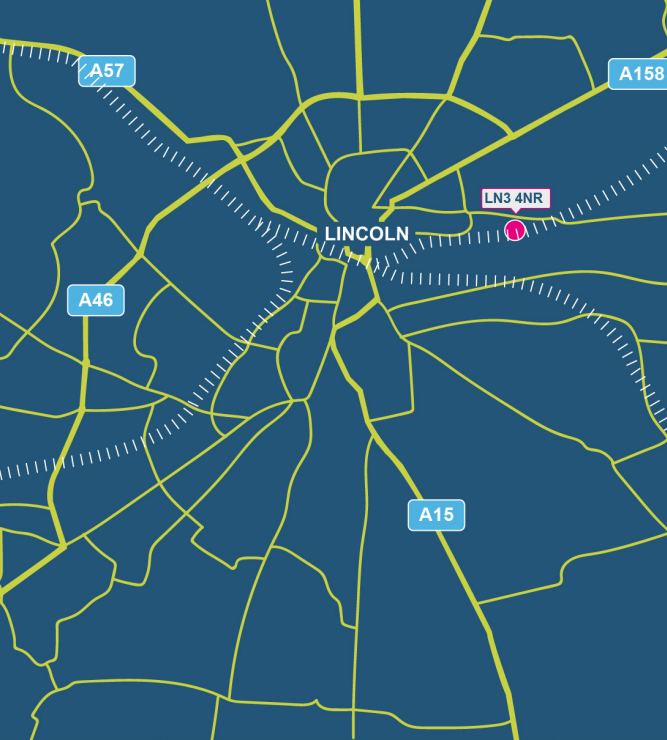




**BANKS
LONG&Co**

UNIT 2 CROFTON DRIVE, LINCOLN, LN3 4NR

- **REDUCED RENT**
- Cost-effective industrial unit
- 288 sq m (3,100 sq ft)
- Fenced and gated yard
- Established estate location
- Flexible terms
- **TO LET / FOR SALE**



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

The unit is located on the established Allenby Trading Estate, to the east of Lincoln City Centre and provides quick access to the A46 Bypass.

The A46 provides links to major routes in and out of Lincoln to Newark/A1 (18 miles south west) and Scunthorpe/M180 (27 miles north). Nearby occupiers include Battles, Rilmac and Fox Electrical Supplies.

PROPERTY

The property comprises a single storey light industrial unit constructed of steel portal frame with brick/block walls and corrugated sheet cladding under a corrugated pitched roof.

The unit benefits from external loading, parking and circulation.

ACCOMMODATION

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

Total GIA: 288 sq m (3,100 sq ft)

SERVICES

We understand that mains services including water, drainage and electricity are available and connected to the property.

These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has established use falling within Class B8 (Storage and Distribution) 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: City of Lincoln Council
Description: Warehouse and Premises
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 premises are available **To Let** by way of a Full Repairing and Insuring lease for a term of years to be agreed. Alternatively, the building is available **For Sale** by way of a long leasehold interest at a ground rent of £3,500 per annum and due to expire in 2144.

RENT/PRICE

£12,600 per annum exclusive / OIRO £145,000

VAT

VAT may be charged in addition to the rent/price 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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