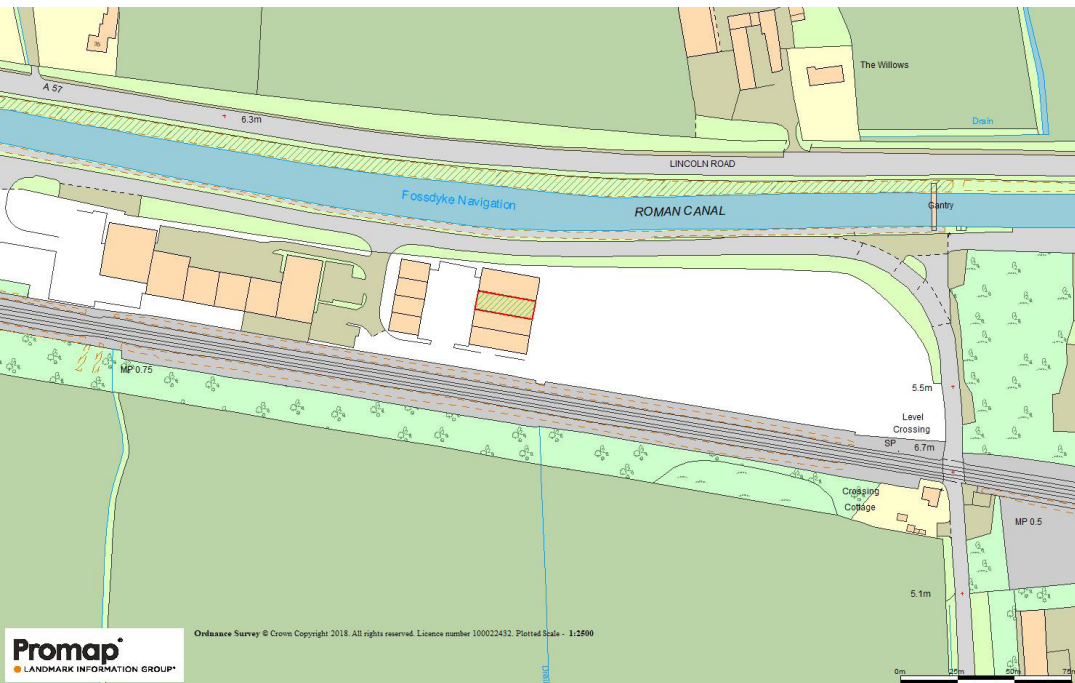
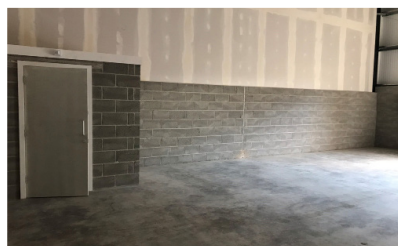
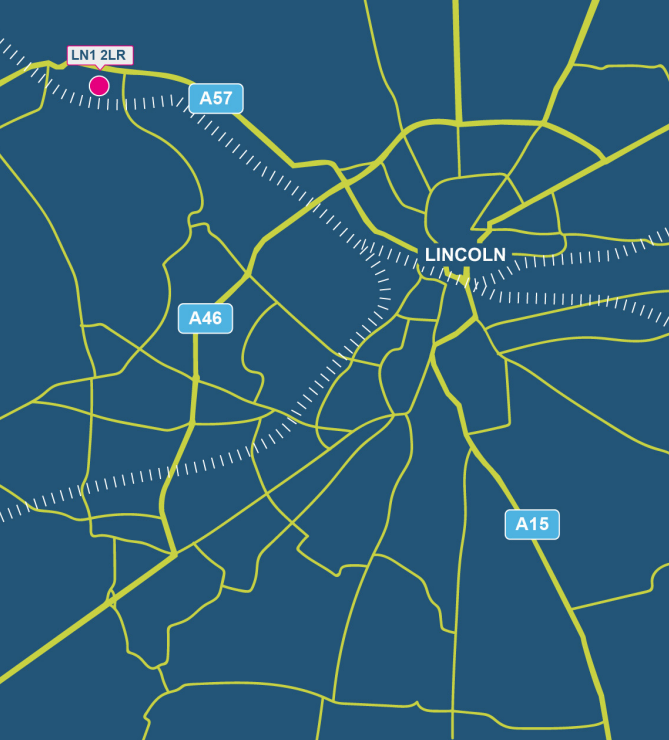




# BANKS LONG&Co

UNIT 12 RIVERSIDE ENTERPRISE PARK,  
SKELLINGTHORPE ROAD, SAXILBY, LINCOLN LN1 2LR

- Brand new terraced industrial unit
- 94 sq m (1,015 sq ft)
- Ideal for established local occupiers
- Prominent position fronting the A57
- Convenient access to the A1 and A46 Lincoln Bypass
- TO LET



## LOCATION

The premises are located on Riverside Enterprise Park, which occupies a prominent position adjacent to 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).

## PROPERTY

The unit forms part of a terrace of industrial units finished to a high standard with solid concrete floor, 6m working height, up and over vehicular access door and WC.

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that the property provides the following floor area:

**Unit 12**      **94 sq m**    (1,015 sq ft)

## SERVICES

We understand that main supplies of water, drainage, electricity and gas 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 West Lindsey District Council Planning Department that the development has planning consent for uses falling within Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) of the Town and Country Planning Use Classes Order 1987, (as amended).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## RATES

**Charging Authority:** West Lindsey District Council  
**Description:** To be assessed  
**Rateable value:** To be confirmed  
**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 premises are available **To Let** on a new lease for a term of years to be agreed.

## RENT

**£6,500 per annum exclusive**

## SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of Riverside Enterprise Park. Buildings insurance will be charged in addition.

## VAT

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

## LEGAL COSTS

In the event of a letting, the ingoing Lessees are to be responsible for all parties proper and reasonable legal costs incurred in documenting the transaction.

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

**Contact:** Harry Hodgkinson  
**T :** 01522 544515  
**E :** harry.hodgkinson@bankslong.com  
**Ref.** 9313/2018