

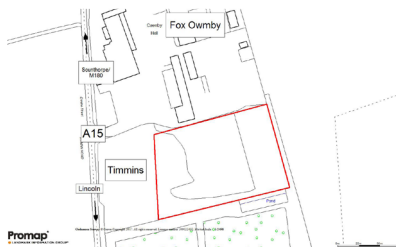
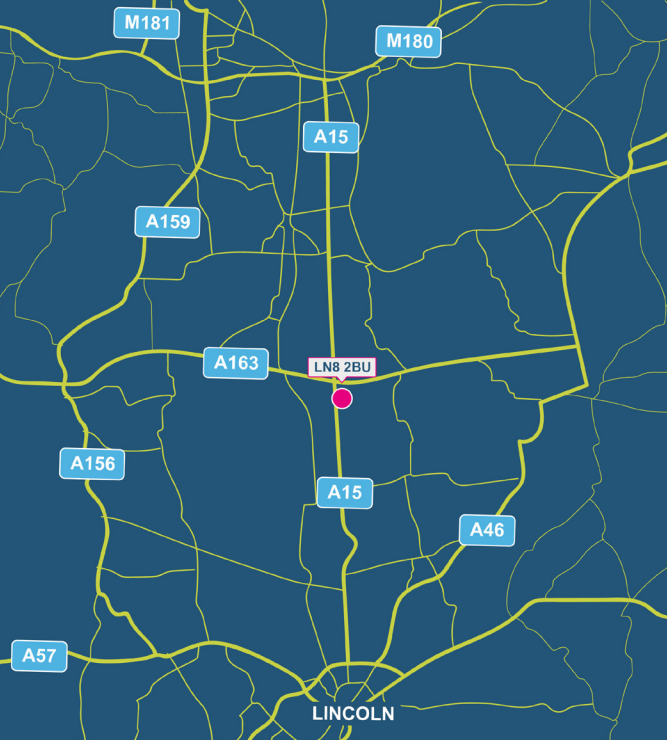


# BANKS LONG&Co

CAENBY HALL BUSINESS PARK,  
CAENBY CORNER, LINCOLNSHIRE, LN8 2BU

- Commercial development land
- Site Area : 0.4 hectares (1 acre) remaining
- Established and developing high quality business park
- Plots available free of builder tie
- Design & build options also available
- Fronting the A15 north of Lincoln
- **FOR SALE/TO LET**





## LOCATION

The development occupies a highly prominent and strategic location close to the Caenby Corner roundabout on the A15 approximately 11 miles north of the City of Lincoln. The position is therefore convenient for the local and regional road network being only 11 miles from the M180. Neighbouring businesses on the development include Fox Plant and Timmins Engineering & Construction.

## PROPERTY

The Caenby Hall Business Park is a business park of over thirteen acres providing a range of existing office and industrial buildings constructed over a number of years as the campus has developed.

The site comprises a relatively level rectangular parcel of land totalling some five acres. The current Masterplan has been designed to accommodate buildings from 2,420 sq ft to 38,750 sq ft. The site could however facilitate buildings up to 60,000 sq ft.

The exact specification of the accommodation will depend upon an occupier's own requirements.

## SITE AREA

0.4 hectares (1 acre) of site area remaining.

## SERVICES

Mains supplies of water and electricity will be made available to the property.

## TOWN AND COUNTRY PLANNING

Planning approval has been granted for the entire development which will ultimately comprise a blend of employment related uses including Light Industrial (Class B1), General Industrial (Class B2) and/or Warehousing and Distribution space (Class B8).

Interested parties should discuss their specific use and development proposals with the sole agents. New buildings can be tailored and modified within reasonable parameters to suit specific occupier's needs.

## RATES

**Charging Authority:** West Lindsey District Council  
**Description:** Warehouse and Premises  
**Rateable value:** TBC  
**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

Our clients will consider a sale of land either as a whole or as individual plots.

Alternatively, our clients are able to offer a 'Design and Build' package to provide new bespoke premises to suit an occupier's needs. Buildings can be made available **for sale or to let**.

## PRICE/RENT

**Land price - £175,000 per acre**

Terms for design and build options are available on request.

## SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the business park.

## VAT

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

## LEGAL COSTS

In the event of a freehold sale each party is to be responsible for their own legal costs incurred in documenting the transaction. In the event of a leasehold disposal the ingoing lessee is to be responsible for all legal costs.

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.

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

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