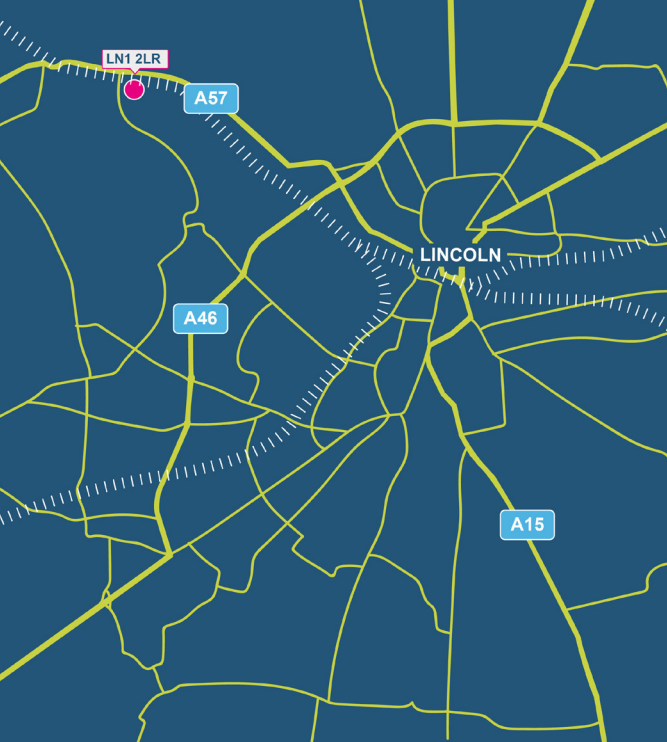




BANKS LONG & Co

ERRIS COURT, SAXILBY ENTERPRISE PARK,
SAXILBY, LINCOLN, LN1 2LR

- Office and industrial units
- 85 sq m (915 sq ft) to 240 sq m (2,583 sq ft)
- Under construction with completion due 2019
- Uniform Business Park environment
- Excellent links to A57/A46/A1
- **FOR SALE / TO LET**



LOCATION

The premises are located on the popular Saxilby Enterprise Park just off the A57 close to Saxilby approximately 3 miles west of the A46 Lincoln Bypass and 5 miles from Lincoln City Centre. Saxilby is only 12 miles from the A1.

PROPERTY

The proposed premises are to comprise 2 x two storey detached office buildings, 4 x terraced office units and 4 x terraced industrial units.

The open plan offices will be finished with carpeted floors, painted plastered walls and suspended ceilings incorporating inset lighting together with allocated staff/WC facilities.

The industrial units will provide clear workspace with staff/WC facilities and vehicular access doors.

There will be communal loading/circulation areas and ample allocated car parking.

ACCOMMODATION

Architects drawings suggest that the accommodation will provide the following floor areas (NIA for the offices and GIA for the industrial) :

Office A	146 sq m	(1,572 sq ft)
Office B	130 sq m	(1,399 sq ft)
Offices 1 to 4	85 sq m	(915 sq ft)
Industrial 4, 5 & 7	102 sq m	(1,292 sq ft)
Industrial 6	240 sq m	(2,583 sq ft)

SERVICES

We understand that mains supplies of water and electricity are to be made available and connected to the development. Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We understand that planning consent has been granted for the proposed scheme, falling within Class B1 (Offices/Industrial) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

RATES

Charging Authority:	West Lindsey District Council
Description:	To be assessed
Rateable value:	TBC
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** either individually or combined, on Full Repairing and Insuring terms for a period of years to be agreed. Alternatively, the units may be available **For Sale** freehold.

PRICE/RENT

Terms on application

SERVICE CHARGE

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

VAT

VAT may be charged in addition to the rent/sale 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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