



**Phase 6 - Riverside Enterprise Park**  
**Saxilby, Lincoln, LN1 2LR**  
#9671/20231



# Phase 6 - Riverside Enterprise Park

Saxilby, Lincoln LN1 2LR



Agreement

For Sale / To Let



Detail

Modern workshop with yard  
and car parking



Price / Rent

From £170 per sq ft / £10.50  
per sq ft



Size

From 185.80 sq m (2,000 sq  
ft) with service yard and parking



Location

Saxilby, LN1 2LR



Property ID

#9671/2023I

**For Viewing & All Other Enquiries Please Contact:**



**WILLIAM WALL**  
BSc (Hons) MRICS  
Director

[will.wall@eddisons.com](mailto:will.wall@eddisons.com)  
07717 546269  
01522 544515



**CAMERON MCRAE**  
BSc (Hons)  
Surveyor

[cameron.mcrae@eddisons.com](mailto:cameron.mcrae@eddisons.com)  
07929 105394  
01522 544515

## Property

Phase 6 is now complete at this prestigious location anchored by Screwfix. The last remaining units are finished to a high standard with profile clad steel portal frame construction, power floated concrete floors and bare faced block walls. Each unit benefits from three phase electricity supply, 5m eaves and electric up and over roller shutter doors to the front and rear. The units all benefit from a secure service yard and 5 designated car parking spaces.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	185.80	2,000
Unit 2	185.80	2,000
Unit 3 (SOLD)	232.26	2,500
Unit 4	232.26	2,500
Unit 5 (OCCUPIED BY SCREWFIX)	232.26	2,500

\* Adjoining units can be combined to provide larger units.

## Services

We understand that mains water, electricity and drainage supplies 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 & Country Planning

We understand that the properties have consent for uses falling within Class E(g) (iii) B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be deemed appropriate, subject to receipt of necessary planning permission. Interested parties are advised to make their own investigations with the Local Planning Authority

## Rates

**Charging Authority:** West Lindsey District Council  
**Description:** To be assessed  
**Rateable value:** To be assessed  
**UBR:** 0.512  
**Period:** 2022-2023

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 units are available **Freehold For Sale**, with vacant possession or **To Let** on a new full repairing and insuring lease.

## Price/Rent

Area	Price	Rent
Unit 1	£340,000	£21,000
Unit 2	£350,000	£21,000
Unit 3	<b>SOLD</b>	
Unit 4	£375,000	£26,250
Unit 5	<b>SCREWFIX</b>	

## Service Charge

A service charge may 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 at the prevailing rate.

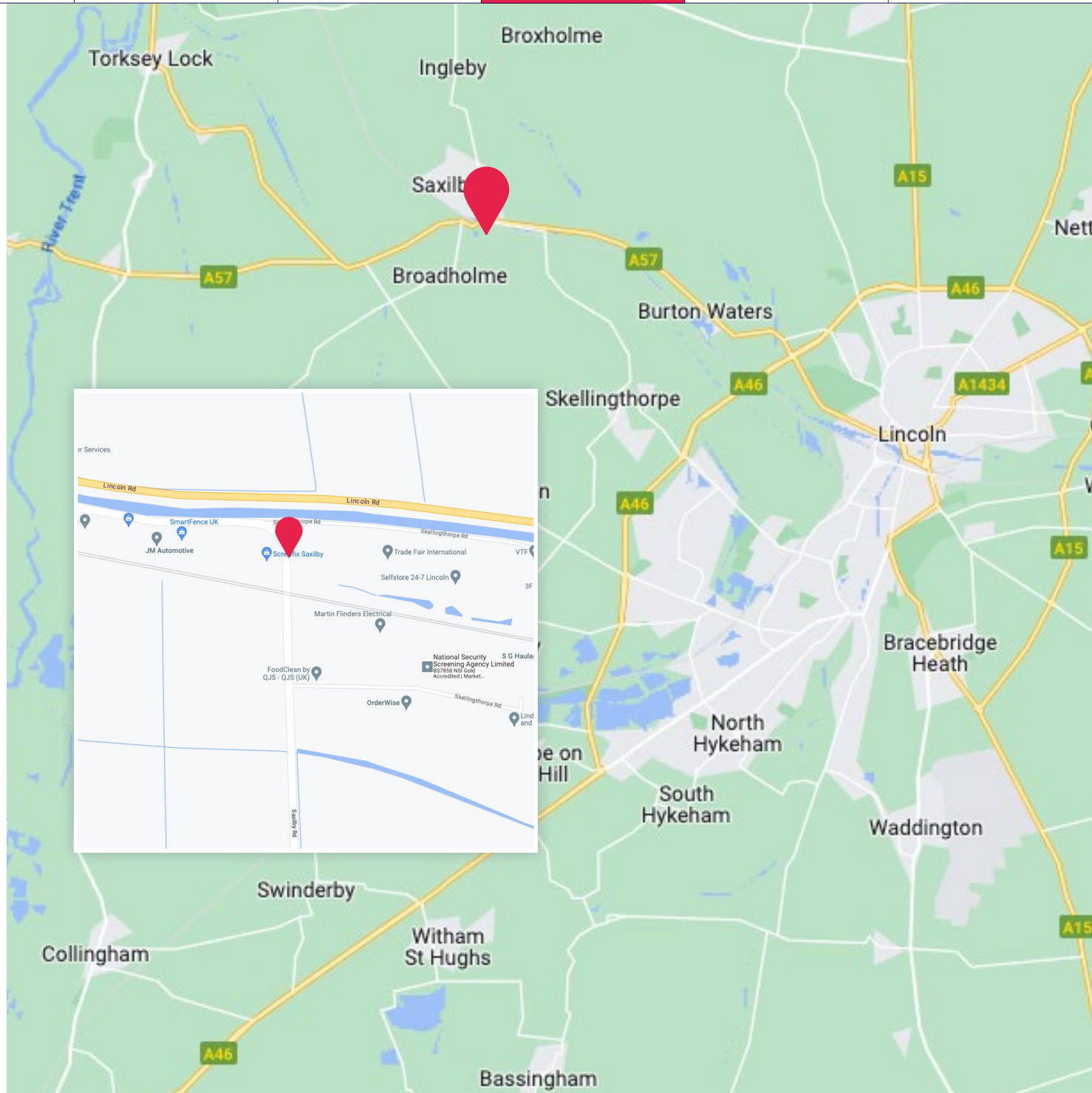
## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

Phase 6 is located on Riverside Enterprise Park, an established and exciting commercial development by Lincoln based Stirlin Developments Limited.

The site 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). The A57 trunk road is used by in excess of 12,000 vehicles per day.







**SCREWFIX**  
DIRECT

SOLD

PHASE 5







