



**The Old Wood, Skellingthorpe, Lincoln
LN6 5UA**

#1219963/2024H

THE OLD WOOD

SKELLINGTHORPE, LINCOLN, LN6 5UA



Agreement

To Let



Detail

Industrial



Rent

£28,000 pax



Size

471.59 sq m (5,072 sq ft)



Location

Lincoln, LN6 5UA



Property ID

#1219963/2024H

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The available accommodation comprises two connected workshop buildings and an ancillary office at the front of the site.

Workshop 1 is of steel portal frame construction with block work elevations and a sheet clad pitched roof with inset roof lighting. Internally workshop 1 benefits from an open plan workshop space throughout with minimum working height of 4.6 metres. The workshop also has WC facilities and a small kitchenette.

Workshop 2 is of steel portal frame construction with sheet clad pitched roof and elevation. Internally the unit benefits from a minimum working height of 3.4 metres. Both workshops benefit from 3 phase power supply and LED spotlighting.

The office accommodation is well presented with painted plastered walls and ceilings, carpeted floors and strip/inset lighting.

Externally, the workshops and office sit on a rectangular parcel of land totalling 0.7 acres. The land provides substantial space for loading, circulation, external storage and parking.

Accommodation

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

Area	m ²	ft ²
Workshop 1	208.99	2,248
Workshop 2	169.20	1,820
Office	93.40	1,004
Total GIA	471.59	5,072

Energy Performance Certificate

Rating: B35

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 property has consent for uses falling within Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority:	North Kesteven District Council
Description:	Workshop and Premises
Rateable value:	£8,900
UBR:	0.546
Period:	2024-2025

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£28,000 per annum exclusive

VAT

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

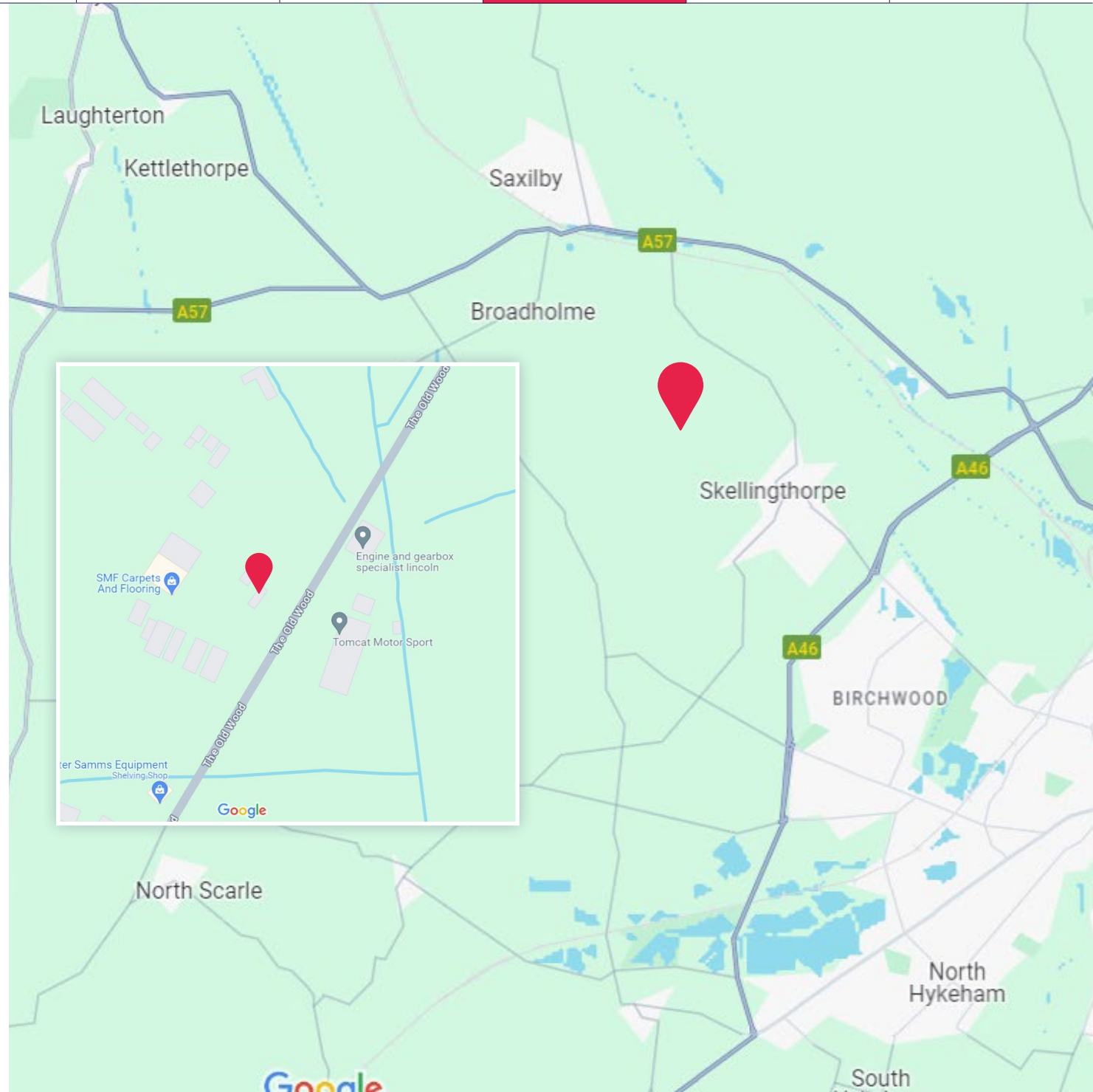
Legal Costs

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

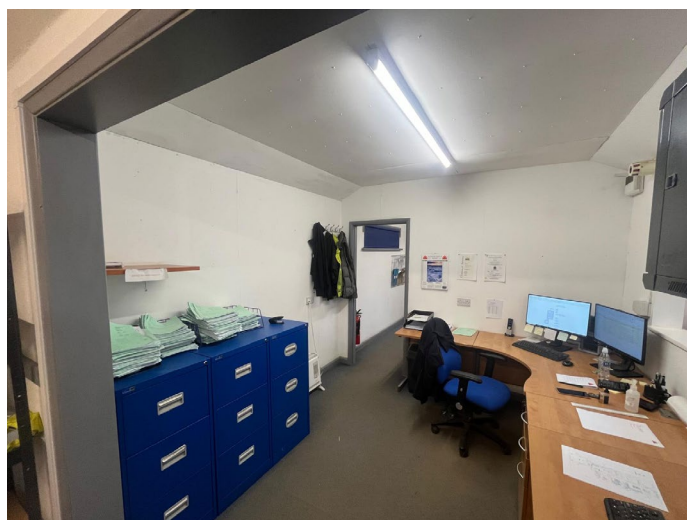
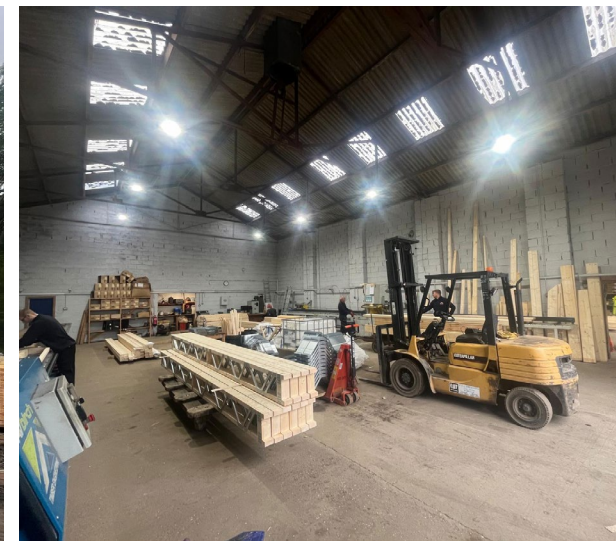
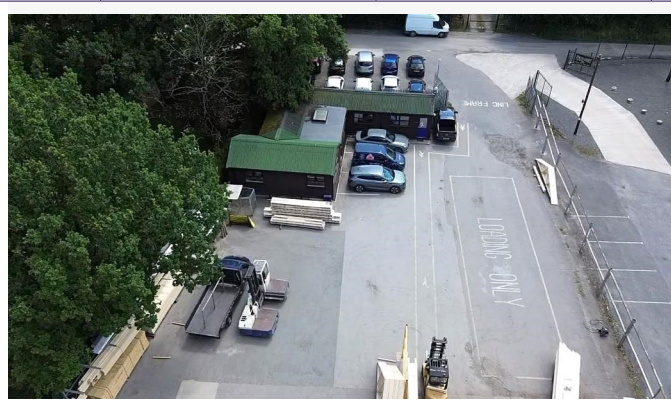
Location

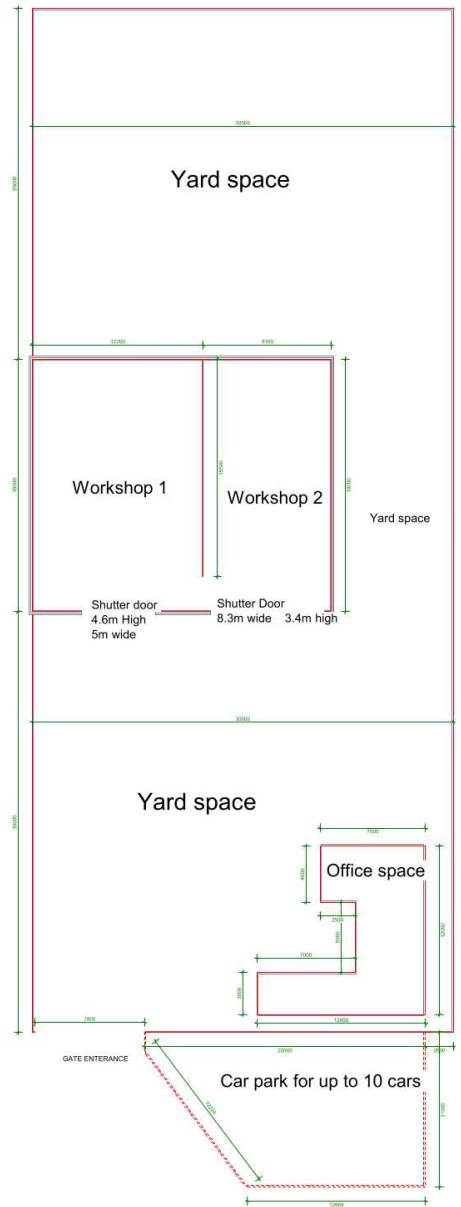
The site is conveniently located between Skellingthorpe and Saxilby on the northern boundary of Skellingthorpe Old Wood. The site can be accessed from Saxilby Road, which provides good access to the A46 and A57. The City of Lincoln is approximately 6 miles to the east.

Lincoln is the administrative centre and largest city in Lincolnshire with an urban population of 130,000 and a total catchment population of 545,000, giving it a total comparison goods expenditure of over £985 million. Lincoln also benefits from its ever-growing Universities. The student and academic staff population is estimated to be circa 15,000 and contributes over £250 million to the local economy.









LinCFRAME Ltd, Old Wood North, Skellingthorpe, Lincoln. Tel: 01522 600236			
SITE :Practise Jobs			
SPACING :600mm	DATE : 22-5-2024	PROJECT : Luke Holmes	
Drawn : Luke Holmes		Checked :	
LOADS: Tiles=695	Snow=750 N/m2	SCALE 1 :350	DRG NO : P9283/P9283- garage