



**Unit 19 Moorlands Trading Estate, Moor Lane, Metheringham
Lincolnshire LN4 3HX**

#M9988/2024G

UNIT 19 MOORLANDS TRADING ESTATE

MOOR LANE, METHERINGHAM, LINCOLNSHIRE, LN4 3HX



Agreement

To Let



Detail

Industrial



Rent/Price

£7,000 pax



Size

92.9 sq m (1,000 sq ft)



Location

Metheringham
LN4 3HX



Property ID

#M9988/2024G

For Viewing & All Other Enquiries Please Contact:



WILLIAM NUTTALL
MSc

Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property is an end-terrace industrial unit located on the popular Moorlands Trading Estate.

It comprises a kitchenette, office and WC leading to the workshop.

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 ² | ft ² |
|-----------|----------------|-----------------|
| Total GIA | 92.9 | 1,000 |

Energy Performance Certificate

Rating: TBC

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 E(g) (Commercial, Business & Services Uses) of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

| | |
|----------------------------|---------------------------------|
| Charging Authority: | North Kesteven District Council |
| Description: | Workshop and Premises |
| Rateable value: | £4,300 |
| 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**.

Rent

£7,000 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 property is located on the popular Moorlands Trading Estate, which is adjacent to Metherringham Train Station.

Metherringham is a busy village 9 miles south of Lincoln and 10 miles north of Sleaford. It has a cafe, schools, convenience shops and a post office.

Lincoln is the shopping and administrative centre for the county of Lincolnshire. The city is ranked fourth in the East Midlands Experian City Centre rankings behind Nottingham, Derby and Leicester and attracts over 3 million tourists per year predominantly visiting the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The city has a population of circa 543,367 and an established total catchment spend of £984.40 million. It is also a growing University City, with close to 15,000 students and academic staff based at the city's main campus, contributing an estimated £250 million to the local economy.









