



**Unit 2, Plot 7, Saxilby Enterprise Park, Skellingthorpe Road  
Saxilby, Lincoln, LN1 2LR**

#1220152/2024H

# UNIT 2, PLOT 7, SAXILBY ENTERPRISE PARK

SKELLINGTHORPE ROAD, SAXILBY, LINCOLN, LN1 2LR



Agreement

For Sale



Detail

Industrial



Price

£250,000



Size

397.86 sq m (4,281 sq ft)



Location

Saxilby, LN1 2LR



Property ID

#1220152/2024H

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



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

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07929 105394

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## Property

The property comprises a detached industrial unit of steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and a clad roof.

Internally, the accommodation provides separate office and workshop facilities with separate pedestrian and vehicular access. Vehicular access is by way of an up and over roller shutter door. The property also benefits from separate WC and kitchen facilities.

Externally, the property benefits from on-site parking and loading/circulation facilities.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	221.38	2,382
Mezzanine	176.49	1,899
Total GIA	397.87	4,281

## Energy Performance Certificate

To be assessed.

## 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 planning consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

## Rates

**Charging Authority:** West Lindsey District Council  
**Description:** Workshop and Premises  
**Rateable value:** £15,000  
**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 **For Sale** with vacant possession.

## Price

£250,000

## VAT

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

## Legal Costs

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

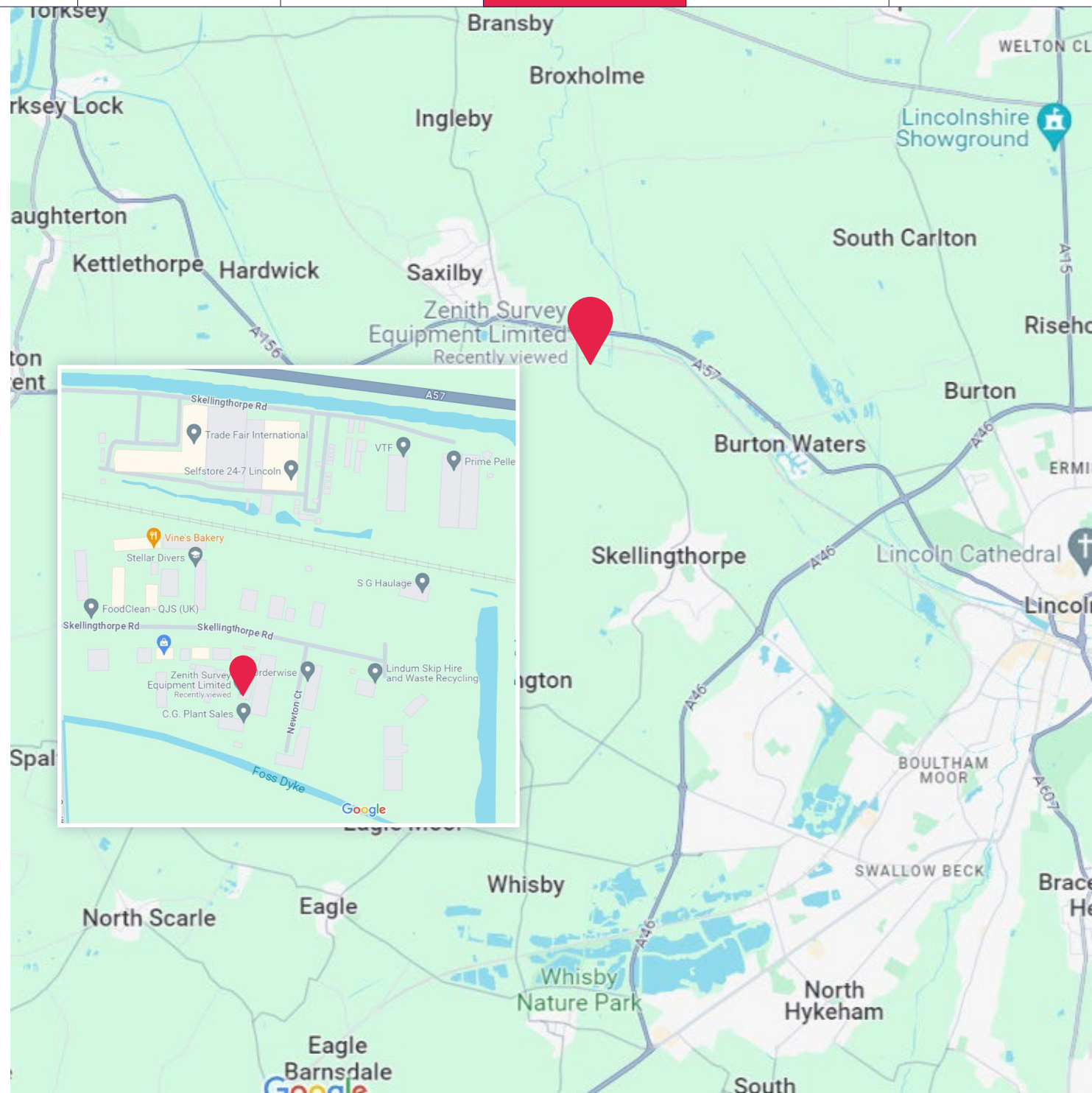


## Location

The property is situated on Saxilby Enterprise Park, an established commercial destination for a wide range of businesses.

Saxilby, the popular neighbouring village, has a good range of facilities such as a Lincolnshire Co-op, primary school, post office, medical centre and other leisure establishments.

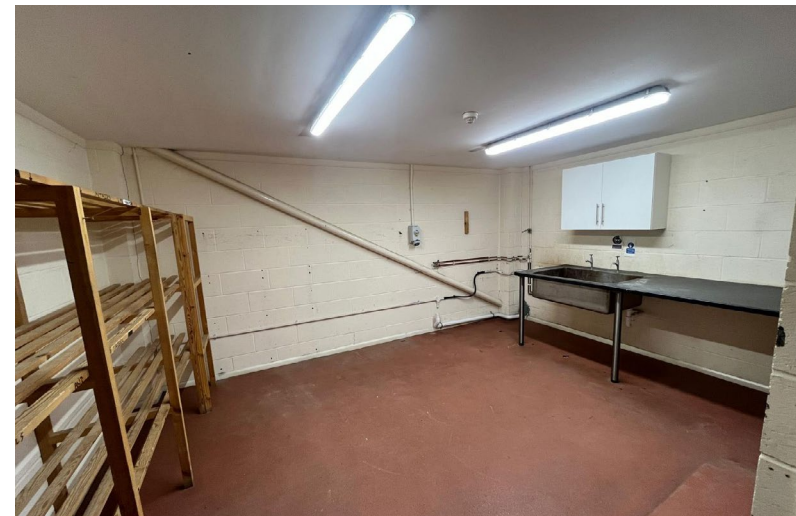
The site occupies a prominent position adjacent to the A57 at Saxilby to the west of Lincoln. The position provides quick access to the A1 (13 miles) and A46 Lincoln bypass (5 miles). The A57 trunk road is used by in excess of 12,000 vehicles per day.



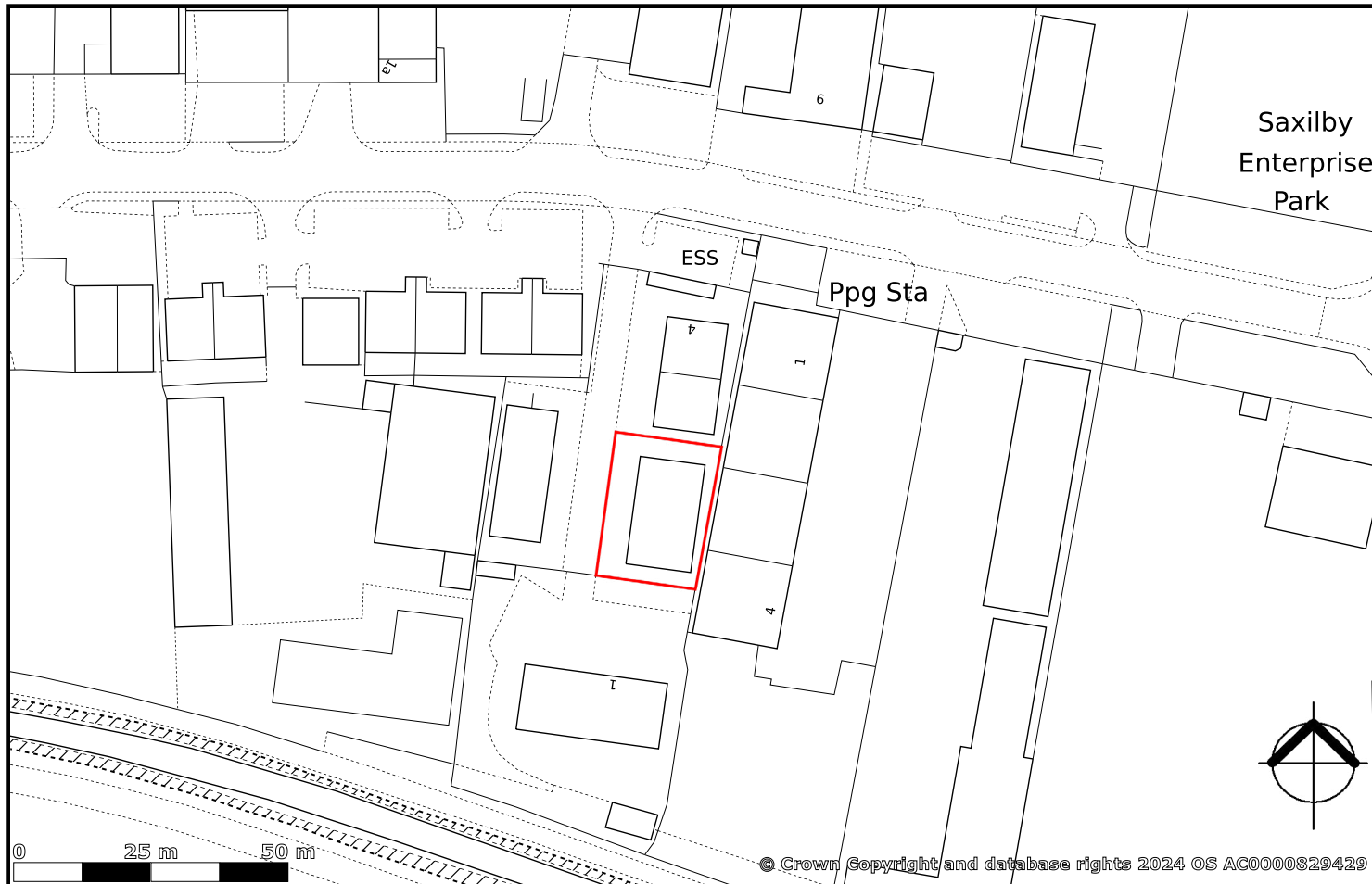








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Plotted Scale - 1:1,250