

Unit 3, Crofton Close Industrial Estate, Lincoln LN3 4NT #6527/2024I/K



UNIT 3, CROFTON CLOSE INDUSTRIAL ESTATE



For Viewing & All Other Enquiries Please Contact:



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Property

The development comprises a range of terraced light industrial units of steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, Unit 3 provides a clear workspace with allocated office/ staff/WC facilities and a minimum working height of 4.8m.

Vehicular access is by way of manually operated roller shutter doors.

Externally, the unit benefits from allocated parking and circulation/loading facilities.

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	ft²
Total GIA	160.40	1,726

Energy Performance Certificate

Rating: C55

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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: Description: Rateable Value: City of Lincoln Council Warehouse and Premises £8,800

Please click on the below link for an indication of the likely annual business rates payable.

Estimate your business rates - GOV.UK

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

Year 1 - £10,500 per annum exclusive

Year 2 - £12,250 per annum exclusive

Year 3 - €14,000 per annum exclusive

Service Charge

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

VAT

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

Legal Costs

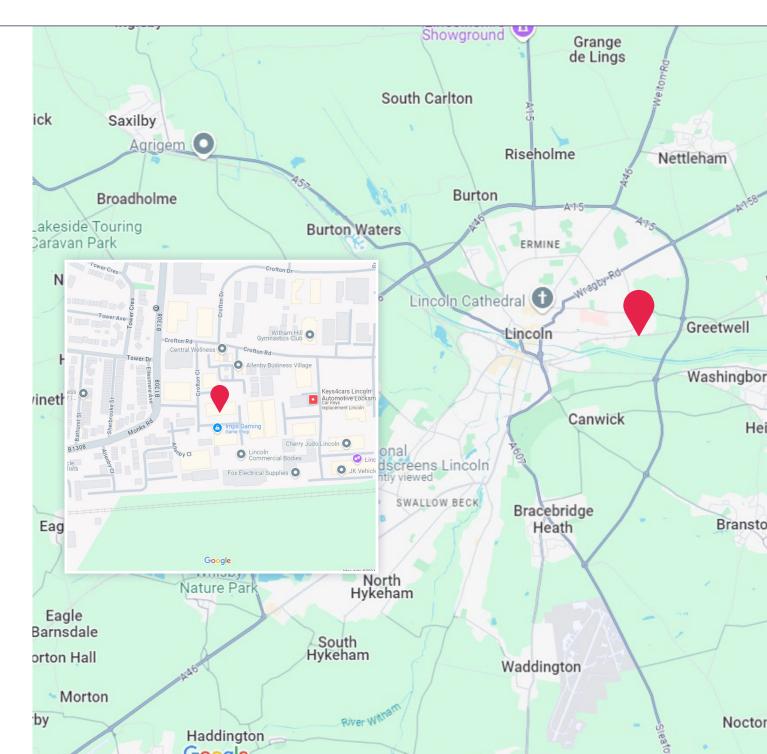
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

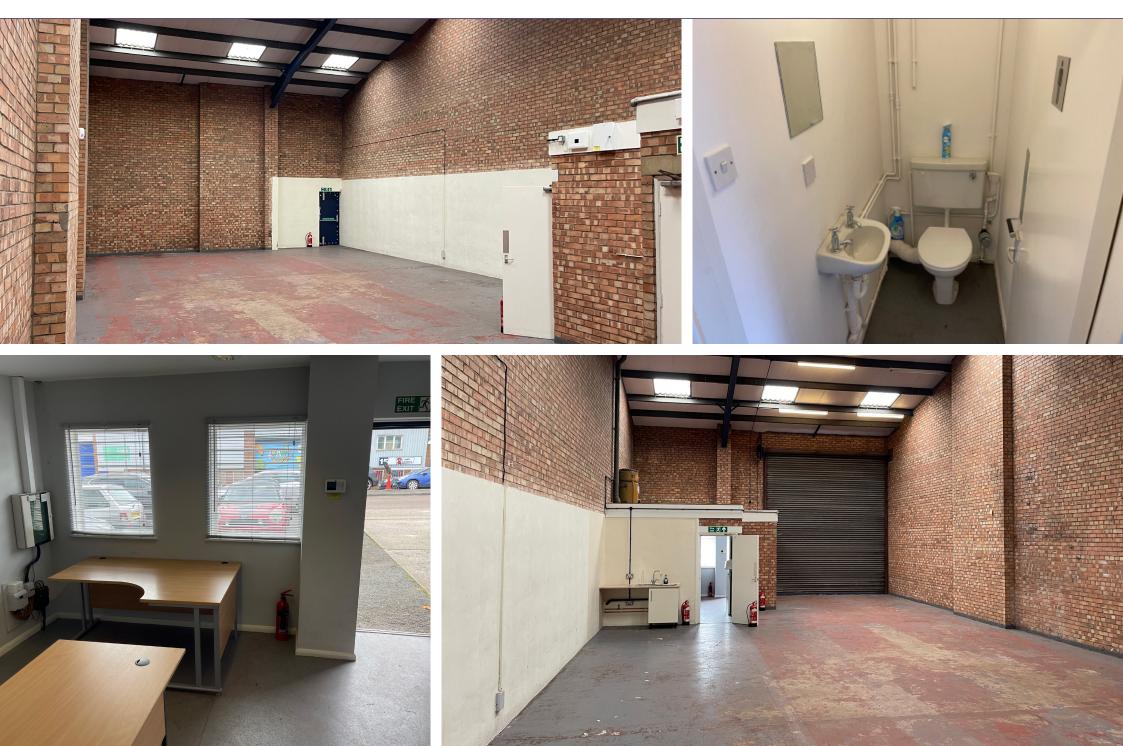
Location

The premises is located on the established Crofton Close Industrial Estate, which itself forms part of the wider Allenby Trading Estate. This is located to the east of Lincoln City Centre and provides quick access to the A46 bypass.

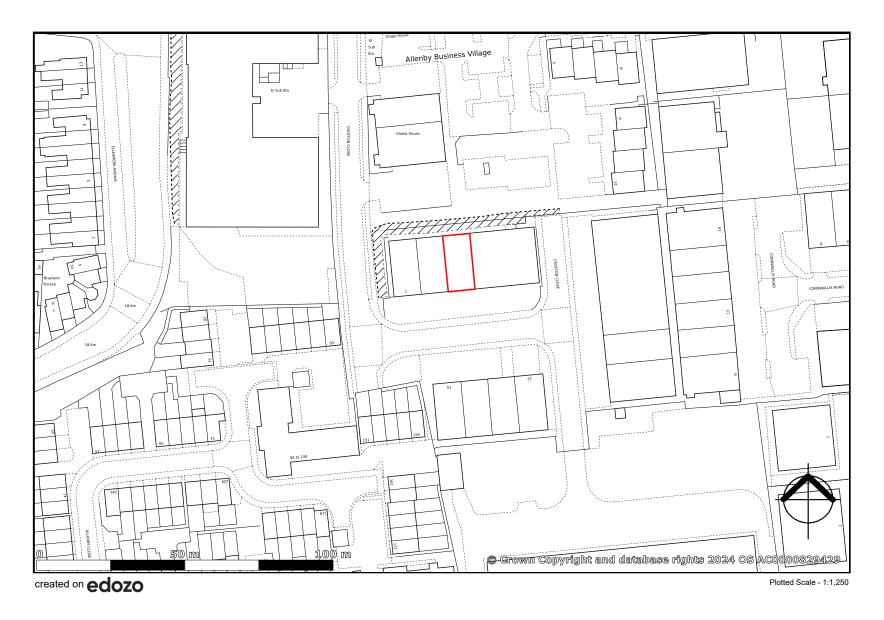
The A46 provides links to major routes in and out of Lincoln including Newark/A1 (18 miles south west) and Scunthorpe/M180 (27 miles north).







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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract