

Unit 3B, Saxilby Enterprise Park, Saxilby LN1 2LR

#1218542/2024G





UNIT 3B, SAXILBY ENTERPRISE PARK

SAXILBY, LN12LR



For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON BA (Hons) Surveyor jasper.nilsson@eddisons.com 07929 105395 01522 544515



Property

The property comprises of a modern semi-detached office suite with 5 allocated car parking spaces.

The property benefits from carpeted floors, painted plastered walls, air conditioning, male and female WC's, a kitchen and a meeting room which can be altered via removal/erection of partition walls.

There is also a lockup unit to the rear of the property that will remain in situ post sale.

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
Offices	46.56	501
Meeting Room	16.70	180
Kitchen	7.30	78
Total NIA	70.56	759

Energy Performance Certificate

Rating: C64

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 consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

Rates

Charging Authority: West Lindsey District Council Office and Premises

Rateable Value: \$\$9,500

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 **For Sale** with vacant possession.

Price

OIEO £125,000

VAT

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

Legal Costs

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

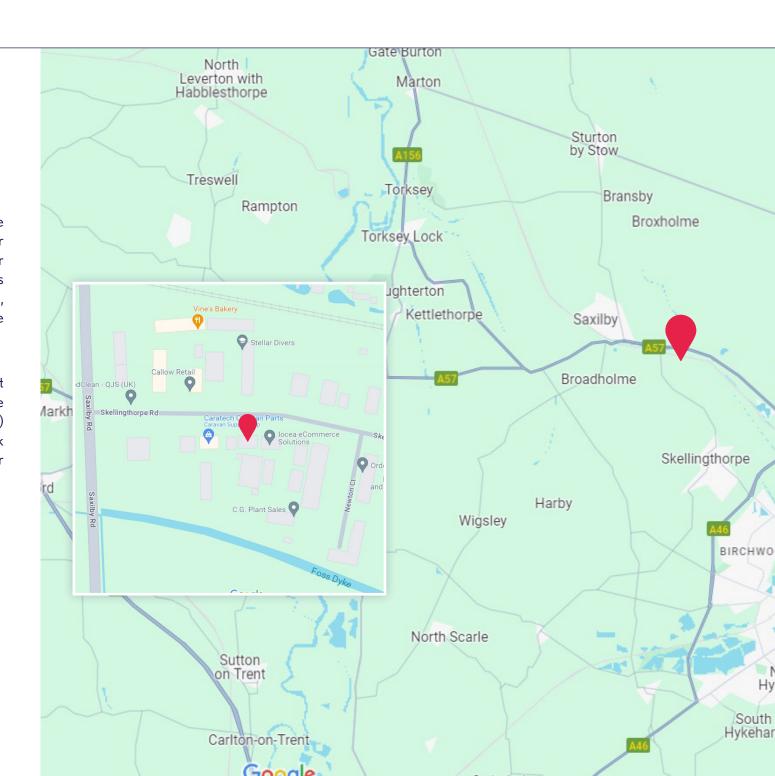
Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute 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.

Eddisons

Location

The office space is situated at 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.



Eddisons



Eddisons













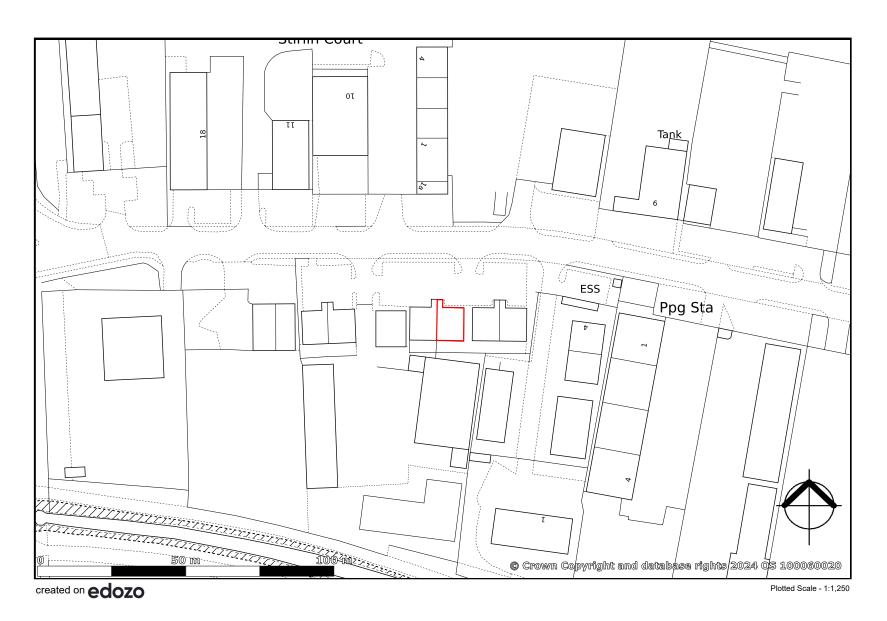








Unit 3B, Saxilby Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln, LN12LR



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