



**Units 8 & 9 Witham Point Business Park, Wavell Drive
Lincoln, LN3 4PB**

#6336/2024F

UNITS 8 & 9 WITHAM POINT BUSINESS PARK

WAVELL DRIVE, LINCOLN, LN3 4PB



Agreement

To Let



Detail

Modern Industrial Units



Rent

Whole - £40,000 pax
Unit 8 - £20,000 pax
Unit 9 - £20,000 pax



Size

Unit 8
237.08 sq m (2,551 sq ft)

Unit 9
233.27 sq m (2,510 sq ft)



Location

Lincoln, LN3 4PB



Property ID

#6336/2024F

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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07929 105394

01522 544515

Property

The property comprises two neighbouring mid-terraced industrial units finished to a high standard incorporating steel portal frame construction with brick/block walls surmounted by corrugated sheet cladding and a similarly clad roof.

Internally, the accommodation provides clear workspace with minimum working heights of 5.76 meters together with allocated office/staff/WC facilities. The property benefits from separate vehicle and pedestrian access.

Externally there is allocated parking and shared circulation/loading facilities.

The two units can be occupied either separately or combined.

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
Unit 8	237.08	2,551
Unit 9	233.27	2,510
Total GIA	470.35	5,061

EPC Rating

Unit 8 - 48B

Unit 9 - 70C

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: City of Lincoln Council
Description: Warehouse and Premises
Rateable value: Unit 8 - £16,500
 Unit 9 - £16,500
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 units are available **To Let** either separately or combined by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

As a whole - £40,000

Unit 8 - £20,000 per annum exclusive
Unit 9 - £20,000 per annum exclusive

Service Charge

A service charge will 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.

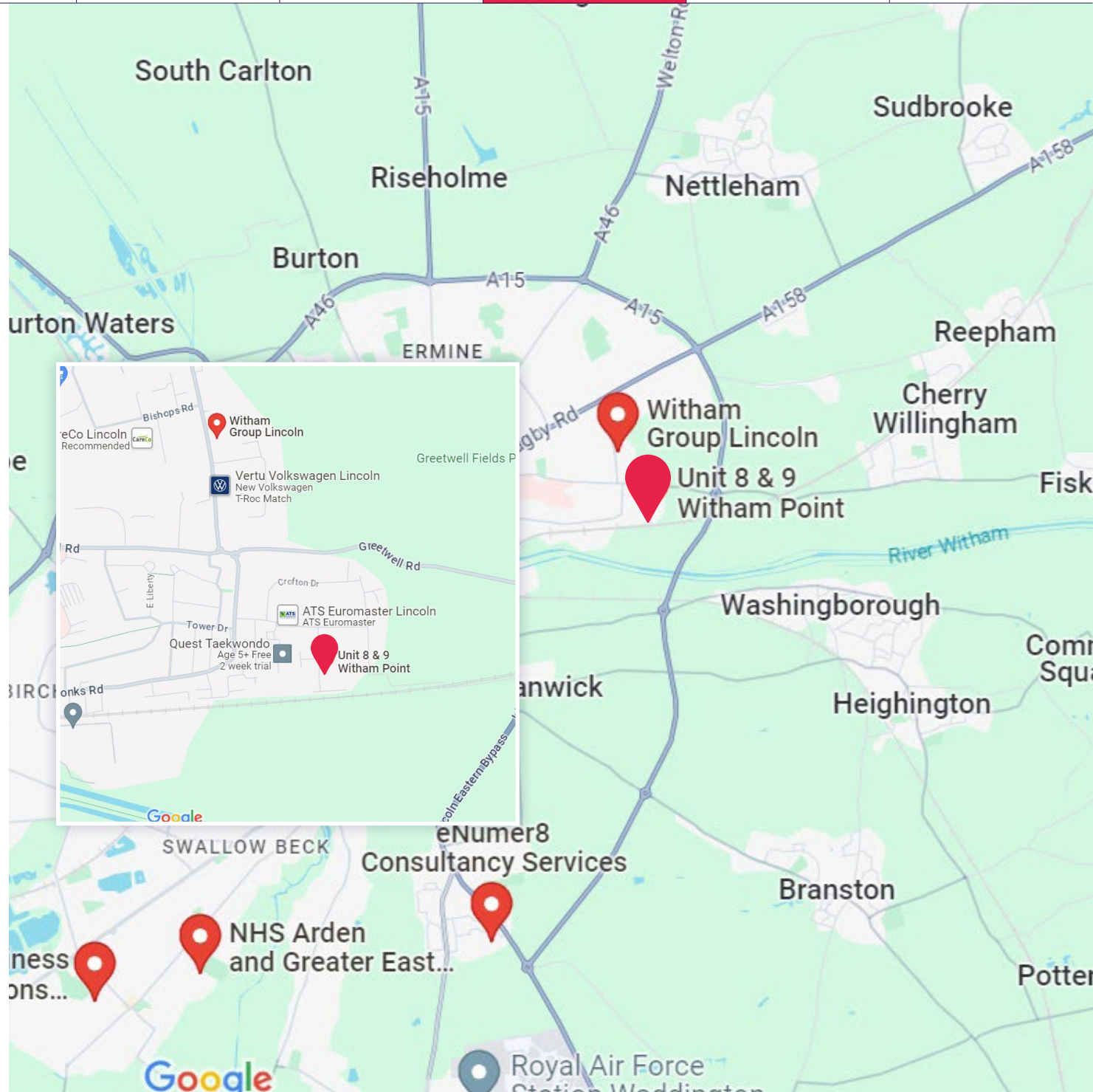
Legal Costs

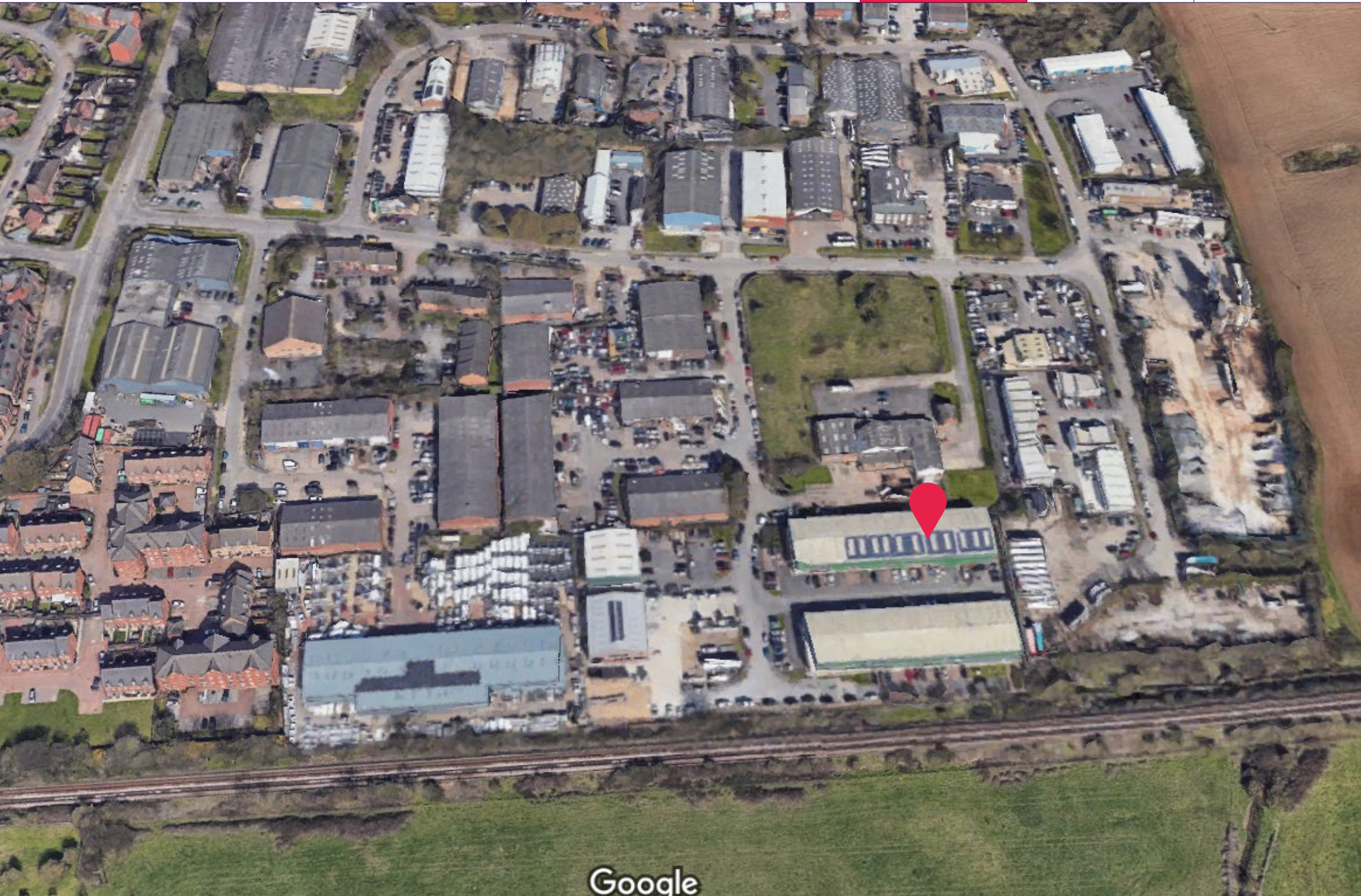
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

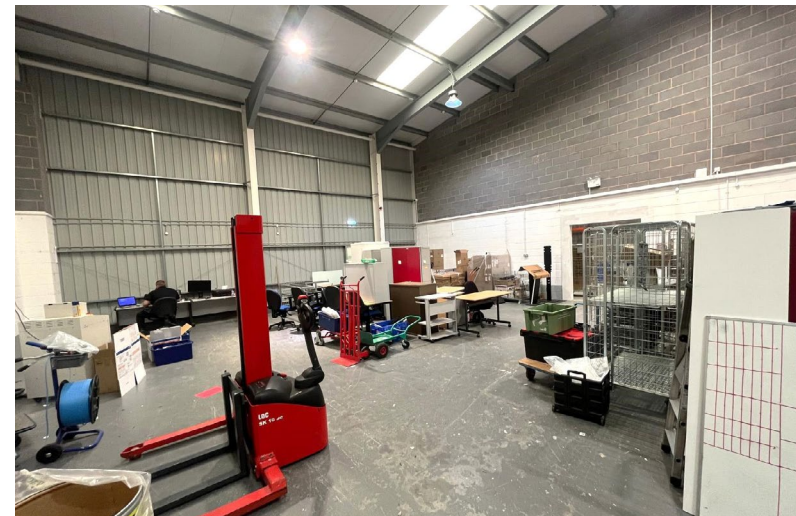
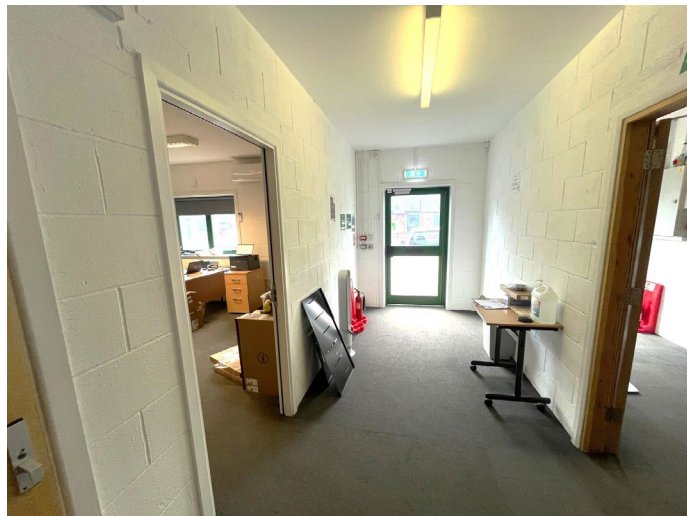
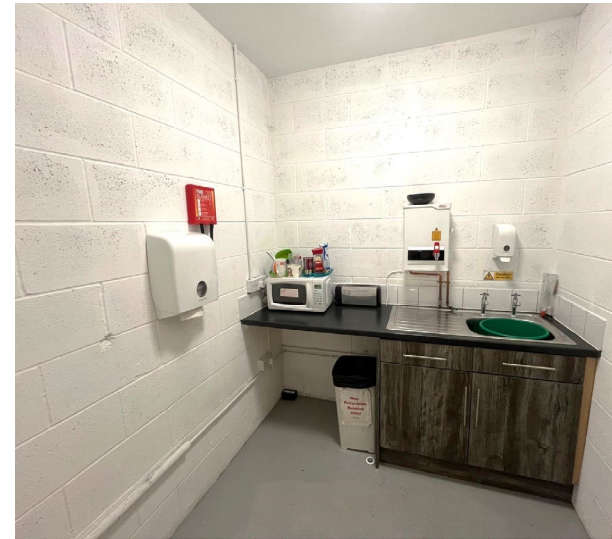
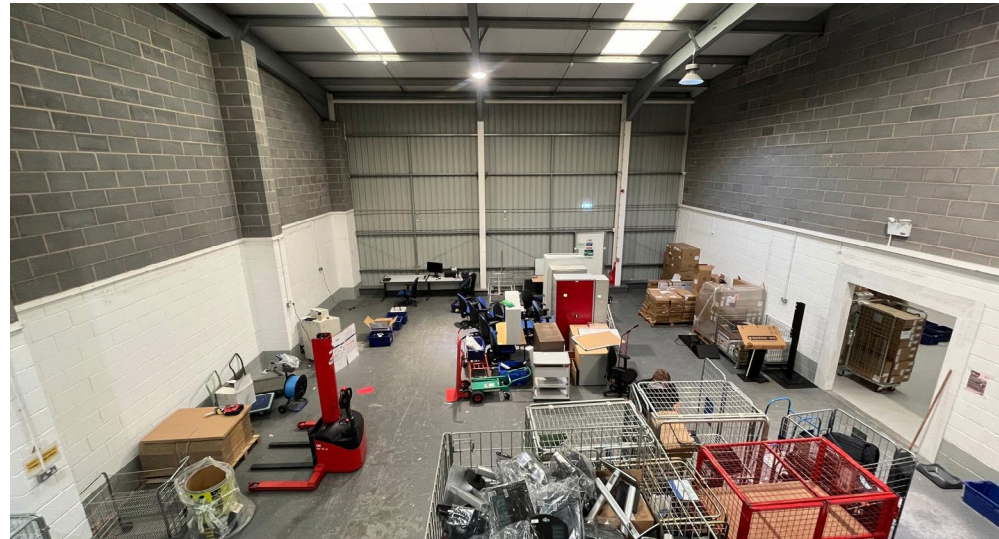
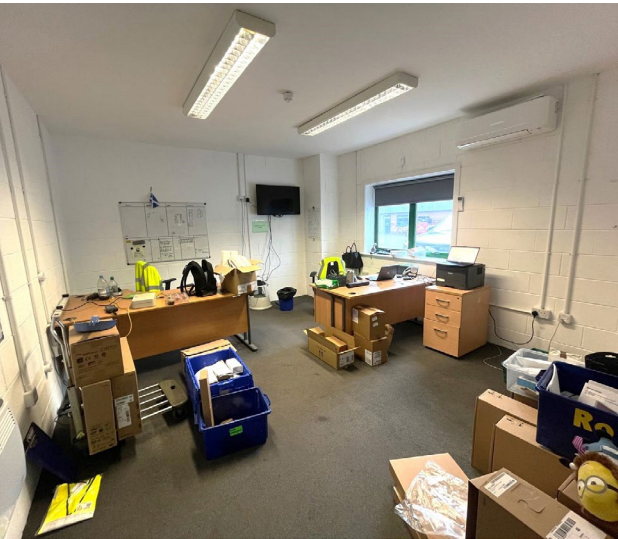
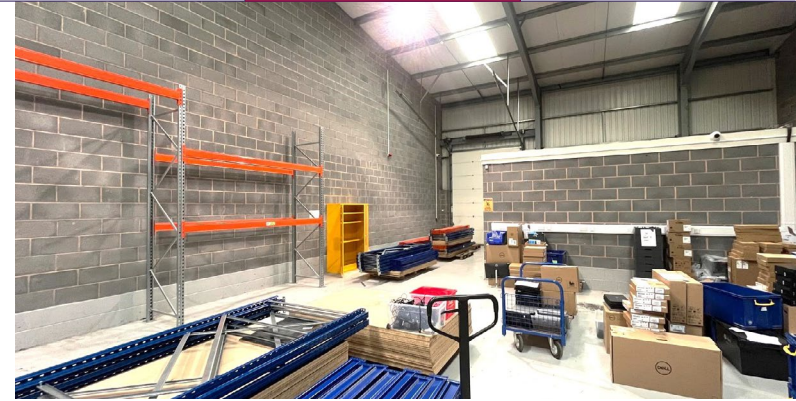
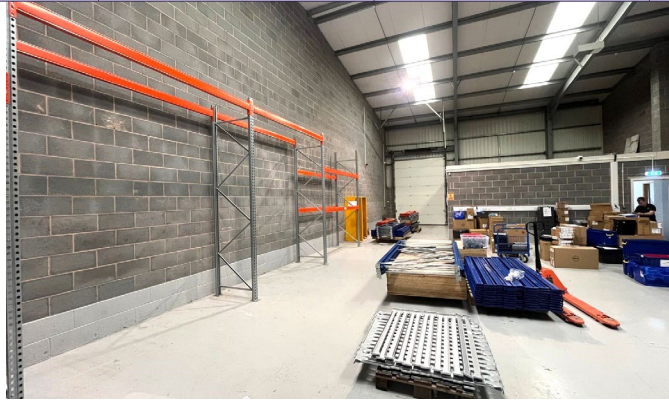
Location

The premises are located on Witham Point Business Park, forming part of the successful Allenby Trading Estate, to the east of Lincoln city centre. The estate provides quick access to Outer Circle Road, the city centre (1 ½ miles) and the A46 bypass.

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







Unit 8 - 9, Witham Point, Wavell Drive, Lincoln, LN3 4PL

