

INDUSTRIAL UNITS

TO LET/MAY SELL



**Venture Park, Great Northern Terrace, Lincoln
LN5 8LG**

#10764/2024H/K

Eddisons

VENTURE PARK, GREAT NORTHERN TERRACE

LINCOLN, LN5 8LG



Agreement

To Let (May Sell)



Detail

New Build Industrial Units



Rent

From £8,509 pax



Size

From 1,001 sq ft - 5,296 sq ft



Location

Lincoln, LN5 8LG



Property ID

#10764/2024H/K

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

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Property

Great Northern Business Park comprises five terraces of new build industrial units finished to a high specification incorporating steel portal frame construction with brick/block walls surmounted by lined corrugated sheet cladding and clad roof. The units are also fully insulated.

Internally, the accommodation will provide an open plan workshop with separate pedestrian and vehicular access to each unit. Vehicular access is by way of an up and over roller shutter door.

The business park benefits from being a secure fenced compound with controlled security gate access, full site CCTV and ample street lighting. Externally, each unit benefits from allocated parking including EV charging points and shared circulation/loading facilities.

One of the five terraces, Unit 82 A-D Waterside Park, can be offered as a secure compound with a gated and fenced yard. All other units can be combined if required.

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 2 | 123 | 1,324 |
| Unit 3 | 123 | 1,324 |
| Unit 4 | 123 | 1,324 |
| Unit 5 | 123 | 1,324 |
| Unit 10 | 93 | 1,001 |
| Unit 11 | 93 | 1,001 |
| Unit 12 | 93 | 1,001 |
| Unit 13 | 93 | 1,001 |
| Unit 16 | 123 | 1,324 |
| Unit 17 | 123 | 1,324 |
| Unit 18 | 123 | 1,324 |
| Unit 82 A-D Waterside Park | 512 | 5,509 |

Energy Performance Certificate

Rating: Available on Request.

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 B8 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: | To be assessed |
| 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** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

The client may also consider the sale of individual units.

Rent

Unit 1 - £22,508 per annum exclusive

Unit 2 - £11,254 per annum exclusive

Unit 3 - £11,254 per annum exclusive

Unit 4 - LET

Unit 5 - Under Offer

Unit 10 - Under Offer

Unit 11 - £8,509 per annum exclusive

Unit 12 - £8,509 per annum exclusive

Unit 13 - Under Offer

Unit 16 - £11,254 per annum exclusive

Unit 17 - £11,254 per annum exclusive

Unit 18 - £11,254 per annum exclusive

Unit 82 A-D Waterside Park - £45,000 per annum exclusive

Service Charge

A maintenance charge, equating to £1 per sq ft, will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

The maintenance charge will include monitored security, external lighting, gardening, office waste and general external maintenance.

VAT

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

Legal Costs

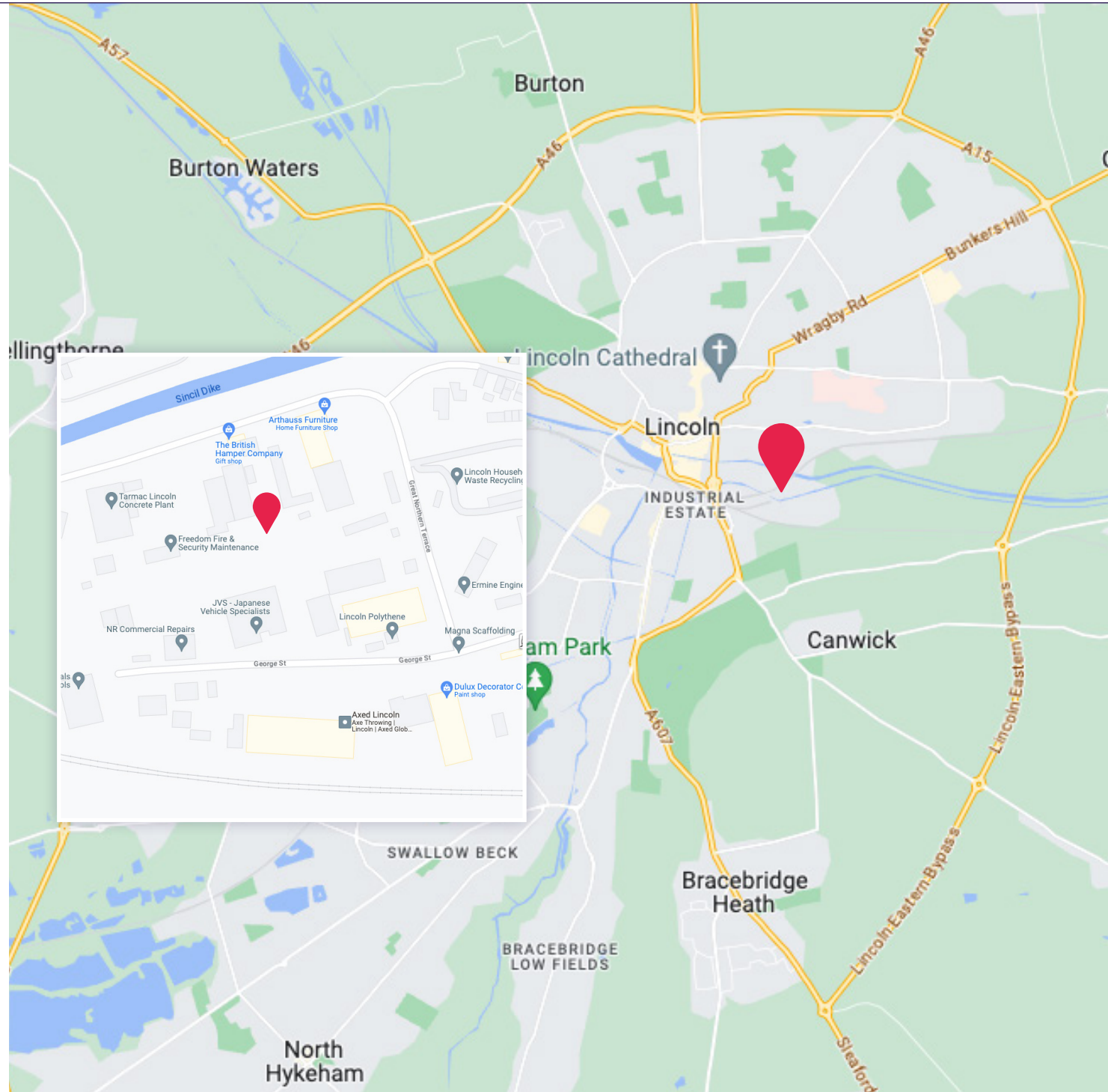
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The scheme is situated on Great Northern Terrace, in an established industrial and commercial area to the east of Lincoln City Centre. Surrounding occupiers include Dulux Decorator Centre and Johnstone's Decorating Centre, Huws Gray and Sunbelt Rentals.

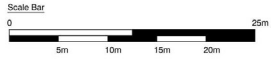
The city enjoys good road links via the A46, leading to the A1 major arterial route. The A15 provides access to Scunthorpe to the north and Peterborough to the south. There is also a train station with direct routes to London Kings Cross. The accessibility has been further improved, with the completion of the Eastern Lincoln bypass.

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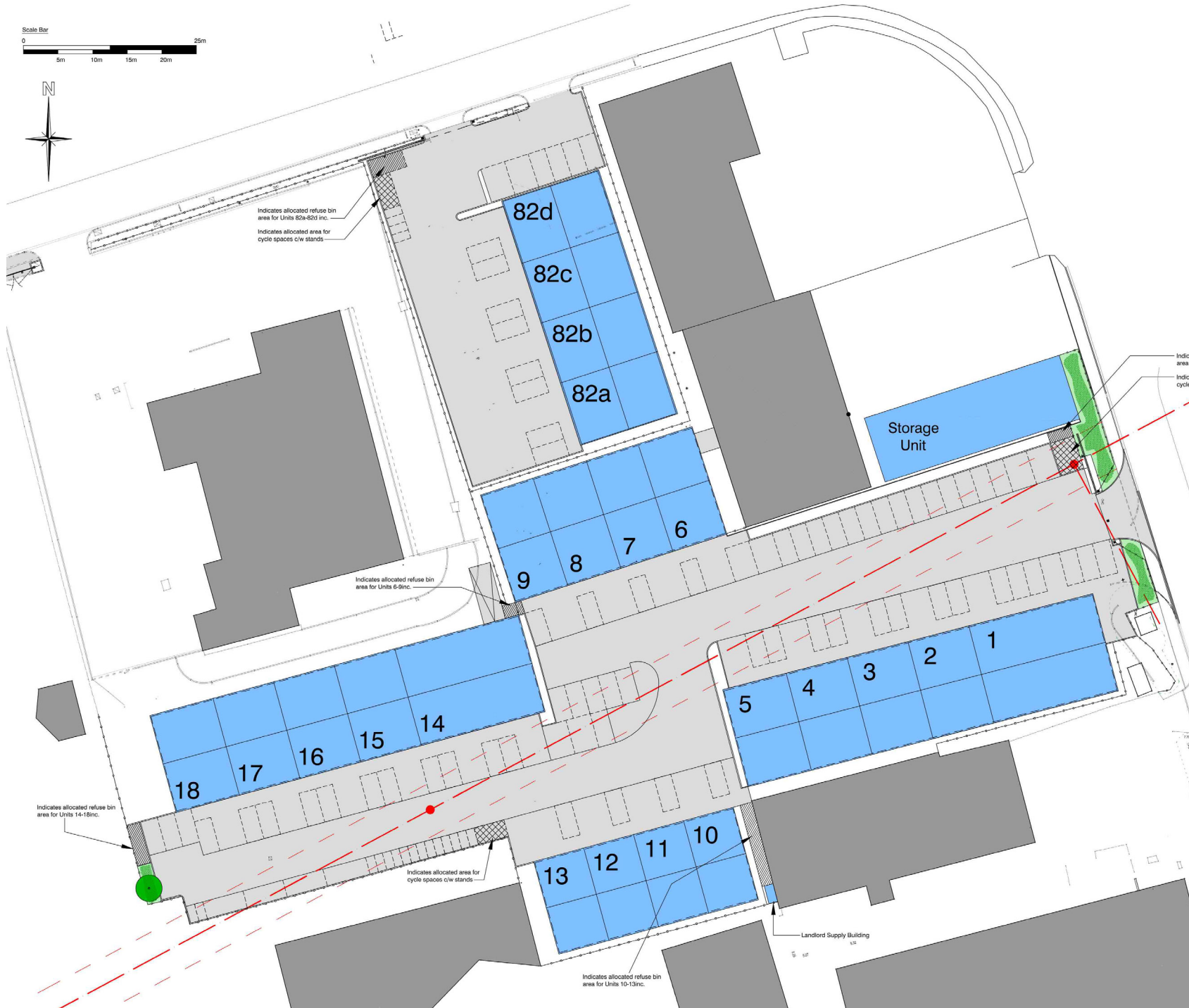








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| A | Amended in accordance with client comments | 05/02/24 |
|--|--|----------|
| Revision | Description | Date |
| Lincoln Polythene Holdings Commercial Development Great Northern Terrace Lincoln | | |
| Drawing: Site Block Plan - GA | | |
| Status: Construction | | |
| Scale: 1:250 @ A1 | | |
| Date: February 2024 | | |
| Dwg. No: 1498L/105 | | |
| Revision: A | Drawn by: . | |

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DESIGN

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