

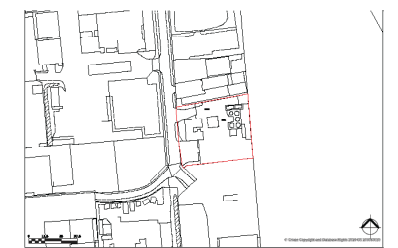
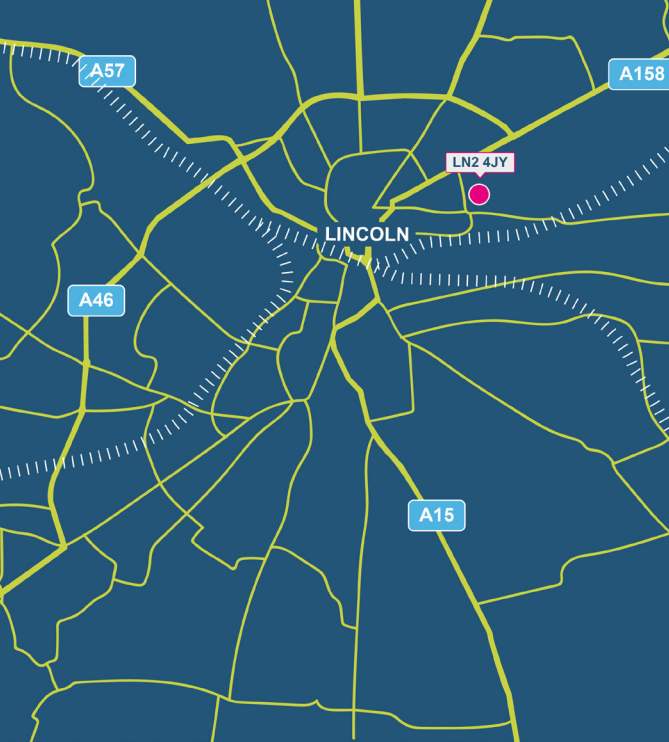


**BANKS
LONG&Co**

WRIGHTSWAY, LINCOLN, LN2 4JY

OFFICE / STORAGE COMPOUND

- Detached office premises
- Concrete surfaced compound
- 126 sq m (1,307 sq ft)
- 0.26 acres (0.65 hectares)
- Close to A46 Lincoln Bypass
- **TO LET**



LOCATION

The property occupies an accessible position just off Outer Circle Road, Lincoln. Nearby occupiers include Howdens, Magnet, Wickes and Topps Tiles.

The location provides quick access to Lincoln city centre and the A46 bypass which leads on to Newark/theA1, Nottingham and the A1.

PROPERTY

The property comprises a detached office building situated within a relatively square parcel of concrete surfaced compound.

The premises provide reception, offices, kitchen and WC facilities.

The specification includes carpeted floors, painted plastered walls, recessed lighting. There is gas central heating and network data points throughout the property.

Externally, the premises benefit from a large storage yard.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Total NIA: 126 sq m (1,307 sq ft)

Total Site Area: 0.26 hectares (0.65 acres)

SERVICES

We understand that mains water, electricity, drainage and gas 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 AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B8 (Storage & Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

RATES

Charging Authority: City of Lincoln Council
Description: Storage Depot & Premises
Rateable value: £16,750
UBR: 0.512
Period: 2020-2021

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 premises are available **To Let**

RENT

£20,000 per annum exclusive

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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they 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 tenants 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 BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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