

UNIT F DEACON ROAD INDUSTRIAL ESTATE

LINCOLN • LN2 4JB



Cost Effective Warehouse Space
62,295 sq ft (5,787 sq m)

TO LET / FOR SALE

- Short term licence available
- Rent from £2.50 per sq ft
- Suitable for a range of industrial/distribution occupiers
- Close proximity to established workforce
- On a site of 1 hectare (2.47 acres)

SAT NAV: LN2 4JB



LOCATION

Deacon Road Industrial Estate is located off Outer Circle Road to the east of Lincoln City Centre, affording excellent access to City Centre (2 miles) and the A46 dual carriageway, which in turn provides access to Newark (A1 - 19 miles south west), and to Scunthorpe (M180 - 28 miles north).

PROPERTY

The property is of steel portal frame construction, corrugated sheet clad elevations and similarly clad roof.

Internally the accommodation provides open plan warehousing with a minimum eaves height of approximately 4.5m and allocated staff/WC facilities.

Externally the unit benefits from loading, circulation and parking facilities within a fenced and gated yard. The overall site area is 1 hectare (2.47 acres).

ACCOMMODATION

Measured on a gross internal basis, the property has the following areas:

Area	sq ft	sq m
Warehousing space	57,167	5,311
Dock loading bay	5,128	476
Total GIA	62,295	5,787

EPC

An EPC has been requested; for further details, please contact the marketing agents.

PROPERTY MISDESCRIPTION ACT

1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

SERVICES

Mains supplies including water, drainage and Three Phase electricity are evident within the property, but we can provide no warranty with regard to their capacity or connectivity. Gas is available on the estate for future connection.

TOWN AND COUNTRY PLANNING

We are advised by Lincoln City Council planning department that the property has planning consent for uses falling within Classes B1 (Light Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987.

RATES

Charging Authority: Lincoln City Council
Description: Warehousing and premises
Rateable value: £150,000

TENURE

The premises are available to let by way of new flexible full repairing and insuring lease terms, for a minimum period of three years.

We can also offer a sale of our client's Long-leasehold interest, which is for a term of 1,000 years from 2003 at a peppercorn annual rental. There is an option to purchase the freehold for £1 in 2019.

PRICE

£950,000

RENT

The property is available at a cost effective rental from only **£2.50 per sq ft**.

DRIVE TIMES & DISTANCES

DESTINATION	MILES	TIME
Sleaford	20	34 mins
Newark / A1	20	37 mins
Scunthorpe	28	45 mins
Grantham	27	47 mins
Boston	37	1hr
Grimsby	35	1hr
Doncaster	45	1hr 5 mins
Nottingham	41	1hr 10 mins

Source: Google Maps

VAT

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

LEGAL COSTS

The ingoing lessees will be responsible for all parties proper and reasonable legal costs incurred in documenting the transaction.

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the industrial estate. Buildings insurance will be charged in addition.

VIEWING

Strictly by prior appointment with the joint sole agents:



Richard Sutton
 Tel: 0115 989 7094
 richards@ng-cs.com



William Wall
 Tel: 01522 544515
 william.wall@bankslong.com