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Pygott
& Crone

Unit 26, Cedar Parc
Lincoln Road, Doddington, Lincoln, LN6 4RR

£10,931 pa

Details

- 1,286 sq ft modern warehouse.
- Unit 26 and 27 Can be taken together to provide 2,572 sqft
- Sought after business park
- Excellent location, close to Lincoln's A46 Bypass.
- Electric Roller shutter door
- Secure site with gated access
- Onsite CCTV
- Allocated Parking.
- EPC rating C (66).



Location



Overview

An opportunity to lease this high quality light industrial unit on the sought after Cedar Parc estate, constructed in around 2016.

The development comprises 27 business units and benefits from on site CCTV, gated access and secure boundaries.

Cedar Parc is ideally located off Lincoln Road, close to its junction with the A46 Lincoln Bypass.

The A46 delivers quick easy access to Lincoln City Centre, Newark (A1) and Nottingham.

Facilities available in the immediate surrounding area include hotels, health and fitness clubs, public houses and restaurants.



ACCOMMODATION

The Property provides a modern warehouse, with electric roller shutter door and allocated parking.

We have measured the Property in accordance with the current RICS Property Measurement Standards. The accommodation extends to approximately; 1,286 sq ft on a Gross Internal Area (GIA).

SERVICES

Mains electricity (including three phase) and water are available to the property.

SERVICE CHARGE

An estate service charge of £617.28+vat is budgeted annually for the costs of all common estate maintenance and shared services.

OUTGOINGS

The Property is let exclusive of all outgoing.



LEASE TERMS

The property is available to let on a new 5 year, Full Repairing and Insuring (FRI) lease at an annual rent of £10,931+vat.

The Property could be let with its neighbouring and identical Unit 27, to provide an additional 1,286 sqft of accommodation (2,572 sqft in total)

VIEWING

To view the premises and for any additional information please contact the sole agents Pygott & Crone.





Unit 26, Cedar Parc, Lincoln Road
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939