



Unit 33, Lincoln Enterprise Park  
Off A46, Lincoln, LN5 9FP

£12,500 pa

## Details

- BRAND NEW HIGH SPEC WAREHOUSE
- Extending to 1,476 ft<sup>2</sup> (137.1 m<sup>2</sup>) GIA
- TO LET and available for immediate occupation
- Electric sectional door, personnel door and W/C
- Located just off the A46, a principal transport link
- Allocated Parking
- Suitable for variety of uses
- EPC - TF shortly



## Location



# Overview

Unit 33 - Brand New 1,476 sqft (137.1 sqm) Warehouse TO LET from August 2024 on an established business park just off the A46 with 3 phase power, electric roller shutter and allocated parking.

## LINCOLN ENTERPRISE PARK

Lincoln Enterprise Park is an established Commercial Development located on the southern fringe of the City of Lincoln with direct access to the A46 Lincoln bypass, 8 miles from the A1 and 8 miles from the City Centre.

The enterprise park is home to a range of businesses, from growing start-ups to small-to medium enterprises (SME), accommodating a variety of uses including office space, general warehouse and distribution to more highly complex CNC manufacturing facilities. The site has been extensively developed to provide a modern yet rural enterprise park with scope for future growth.

DESCRIPTION - Unit 33 is located on the latest phase of the development and comes following the continued all round success of the business park. The unit benefits from 5 meter eaves (can accommodate full mezzanine floor) 3 phase, electric sectional door, skylights, personnel door, staff facilities and allocated parking.



The unit was completed in September 2024 and is ready for immediate occupation.  
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#### ACCOMMODATION

The unit comprises a clear span warehouse extending to 1,471 sqft ( 136.3 sqm) with fitted WC.

#### SERVICES

Mains electricity (including 3 phase) and water are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

#### OUTGOINGS

Business rates to be confirmed following practical completion. North Kesteven District Council is the charging authority.

#### LEASE TERMS

The unit is available to let on new full repairing and insuring terms for a minimum of 3 years. The equivalent of 3 months rent will be required as part of a deposit.



#### SERVICE CHARGE

There will be a service charge payable for the maintenance and upkeep of the communal areas associated with the business park.

The letting agents can provide an estimate to any interested party.

#### LEGAL COSTS

Each party is to cover their own legal costs incurred throughout this transaction.

#### CEPC

Energy Performance Certificate will be carried out for this unit on completion of the construction.

#### VIEWING

All viewings are strictly via the letting agents.



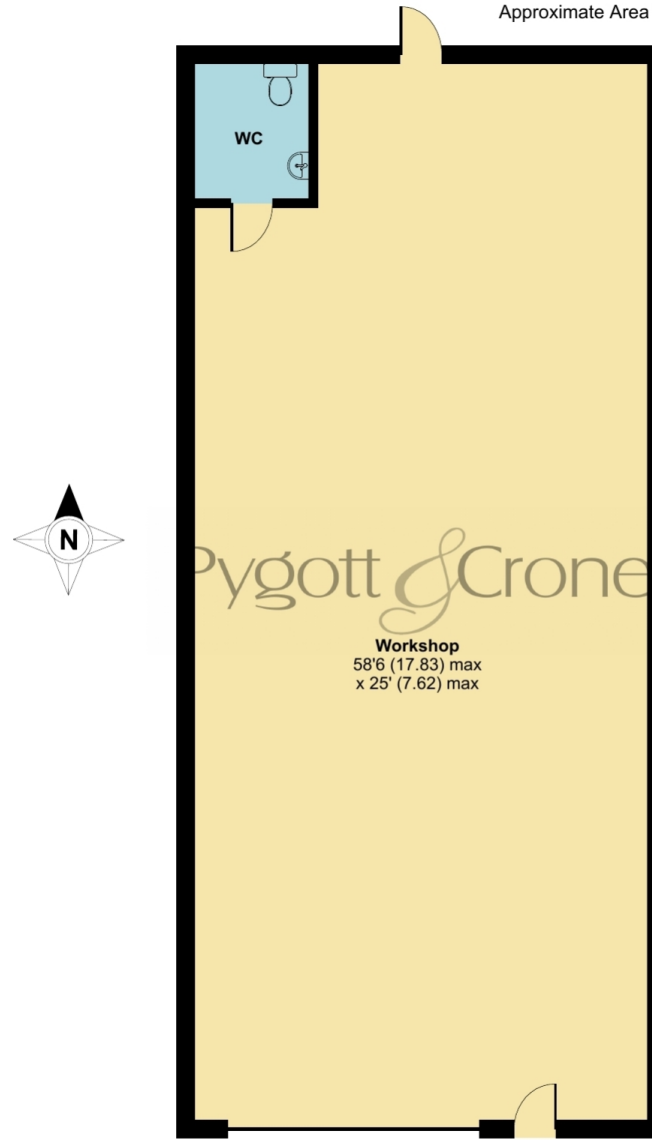
AGENTS NOTE

All the images used in these details are for indicated purpose only and should not to be relied upon. Any interested parties should contact the letting agent who will be able to provide as built plans including elevation and floor plan drawing.



# Newark Road, Auburn, Lincoln, LN5

Approximate Area = 1476 sq ft / 137.1 sq m  
For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1184479



Unit 33, Lincoln Enterprise Park, Off A46  
is marketed through our Commercial office

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