WITHAM
ENTERPRISE PARK
by Stirlin

Stirlin

* The CGI is provided for indicative purposes only.

Stirlin

Stirlin is a construction contractor based in Lincoln, specialising in commercial and residential properties.

Stirlin are committed to making clients aspirations a reality and are able to offer a completely managed service, from design through to construction. Priding themselves in the quality of their work and have a growing reputation for attention to detail.

Stirlin holds a growing reputation for their attention to detail. They combine their extensive knowledge with honesty and passion to deliver the very best product for their clients.

Witham Enterprise Park

Witham Enterprise Park is an exciting new commercial development of 11 light industrial units accessed off Newark Road in Lincoln.

The Property has an excellent strategic location, situated directly off Newark Road (Adjacent to the Esso fuel station), which is one of the main vehicular routes in to the City centre of Lincoln only 2.5 miles away. The location provides easy access to Lincoln, the A15 south to Sleaford and the A46 to Newark and the A1.

- Prime central location
- 11 brand new units
- Due for completion August 2024
- Early reservation recommended
- Approx. sizes from 956 - 2,088 sq ft
- Allocated parking
- Suitable for a variety of uses
- Units can be adapted to suit end users requirements (subject to planning, building control etc.)
- Freehold / Leasehold opportunities

Accommodation

Witham Enterprise Park is a brand new development of 11 light industrial units ranging in size from 956 - 2,088 sq.ft. The development will be constructed in phases, across 3 terraced blocks. Each unit will benefit from an electric sectional door, warehouse facility, personnel door, toilet facility and allocated parking.

Available Units

Unit 1 - 957ft²
SOLD STC

Unit 2 - 1,496ft²
SOLD STC

Unit 3 - 1,496ft²
SOLD STC

Unit 4 - 1,022ft²
SOLD STC

Unit 5 - 2,088ft²
SOLD STC

Unit 6 - 2,088ft²
SOLD STC

Unit 7 - 1,270ft²
SOLD STC

Unit 8 - 1,270ft²
Price £185,000 +VAT
Rent £11,500

Unit 9 - 1,270ft²
Price £185,000 +VAT
Rent £11,500

Unit 10 - 1,270ft²
Price £185,000 +VAT
Rent £11,500

Unit 11 - 1,270ft²
Price £190,000 +VAT
Rent £11,750

Please note, the unit sizes are subject to change at the point final construction drawings are produced and approved

Further Information

Services

Mains electricity and water are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

Outgoings

Business rates: TBA

Charging Authority: Lincoln

Tenure

For sale with vacant possession

OR

To Let on a new full repairing and insuring lease for a minimum period of three years or longer, subject to negotiation and are subject to meeting satisfactory finance checks.

Service Charge / Management Company

Each building will contribute to the cost of shared services. A draft service charge budget can be provided to interested parties upon request.

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate

An Energy Performance Certificate will be carried out for these units on completion of the construction.

Viewing

Viewing is strictly by appointment with the sole agents:

Pygott & Crone,
36a Silver Street,
Lincoln,
LN2 1EW

Pygott & Crone

SELLING AGENT

01522 536777

commercial@pygott-crone.com

Stirlin

DEVELOPER

01522 682752

info@stirlin.com