

TO LET

UNIT 5, LINCOLN
TRADE CENTRE,
DIXON CLOSE,
LINCOLN,
LINCOLNSHIRE
LN6 7UB

3,813 sq ft
354.23 sq m

- Trade Counter unit - To Let
- Established Trade Park
- Nearby Occupiers:
Toolstation, HSS Hire

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LOCATION

The property is located on Dixon Close which is approximately 1 mile south of Lincoln city centre and a short distance from Valentine Retail Park.

Tritton Road 'inner ring road' is a short drive and provides quick and easy access in and out of the city.

Nearby occupiers including: Toolstation, Tile Giant, Edmundson, HSS Hire and PTS Plumbing.

DESCRIPTION

Prominent trade counter unit located on an established trade park close to Lincoln city centre.

The property is an end of terrace with PTS Plumbing the adjacent tenant.

The property comprises a steel portal frame construction with profiled metal composite insulated cladding system beneath a profiled metal composite roof. The roof benefits from translucent panels covering approximately 10% of the net roof area.

The property benefits from the following specification: 1x sectional over head level access doors, solid concrete slab, office and amenity block with WCs and 6 metre clear working height and 3 Phase Power.

ACCOMMODATION

Name	Size
Warehouse	3,813 sq ft (354.23 sq m)
Total	3,813 sq ft (354.23 sq m)

TERMS

The property is available To Let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

The property is available to let for an annual rent of £30,500.

SERVICES/SERVICE CHARGE

It is understood all mains services are connected to the building. It is the responsibility of the applicant to satisfy themselves as to their condition and capacity.

RATEABLE VALUE

Current: £21,000
Rates Payable: £10,479
Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

EPC

Available on request.

LEGAL COSTS

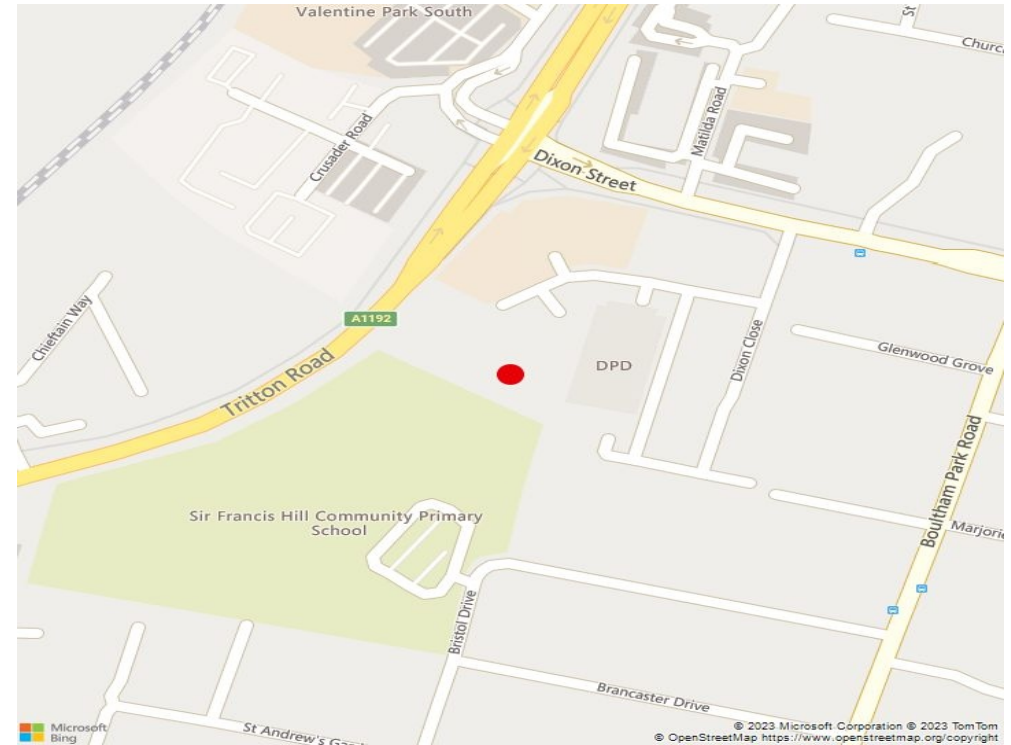
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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