

TO LET

UNIT 3-4,
LINCOLN TRADE
CENTRE, DIXON
CLOSE, LINCOLN,
LINCOLNSHIRE
LN6 7UB

6,825 sq ft
634.04 sq m

- Modern Specification
 - Established Trade Counter Location
 - 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 good prominence facing Dixon Close.

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: 2x 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

The suite has been measured in accordance with the Gross Internal Area (GIA):

Name	Size
Unit 3	4,289 sq ft (398.45 sq m)
Unit 4	2,536 sq ft (235.59 sq m)
Total	6,825 sq ft (634.04 sq m)

PLANNING USE

The unit has previously been used as a trade counter. It is understood the unit benefits from a B1c - B8 planning consent. Interested parties are advised to make their own enquiries with the relevant body at the local planning authority.

TERMS

The property is available 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 with an initial rent of £58,000 per annum exclusive.

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: £38,250

Rates Payable: £19,086.75

Please note this is not the amount payable and excludes any transitional arrangement which may be applicable. We advise all interested parties to make their own enquiries of the local rating authority.

EPC

EPC rating of C-52

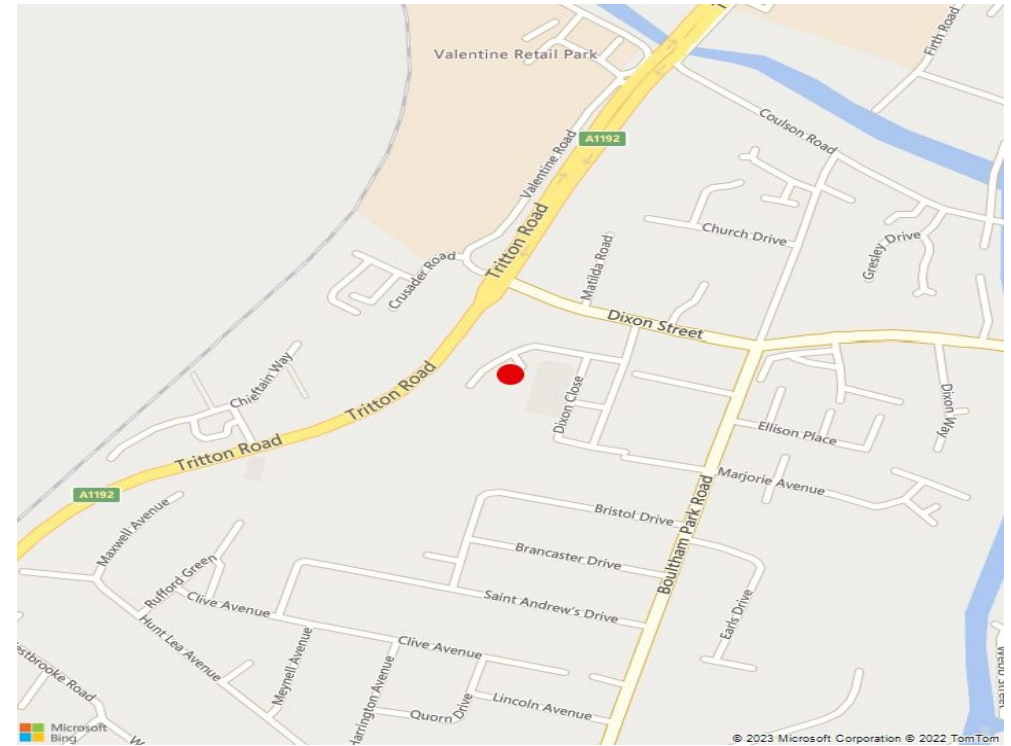
LEGAL COSTS

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

VAT

All rents, prices etc are exclusive of VAT at the prevailing rate unless specifically advised to the contrary.

VIEWING



CONTACT

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