



**Unit 5 Saxilby Enterprise Park, Skellingthorpe
Road, Saxilby, Lincoln, LN1 2LR**

**Rent £9,000 Per Annum
Self-Contained Ground Floor Office Building To Let**

This modern single-storey semi-detached office building is considered suitable for a variety of business uses, being principally open-plan and having ample on-site car parking provision, conveniently located within Saxilby Enterprise Park, providing excellent access to Lincoln City Centre and surrounding areas via the nearby A57. The internal floor area extends to 92.7 sq.m (998 sq.ft). The premises include the benefit of disabled access WC facilities and air conditioning throughout.





LOCATION

Saxilby Enterprise Park is located approximately 7 miles west of Lincoln City Centre, accessible via the A57 which, in turn, provides connections to the A46 and A1 making this an excellent, accessible business location. The nearby village of Saxilby offers an excellent range of local amenities.

DESCRIPTION

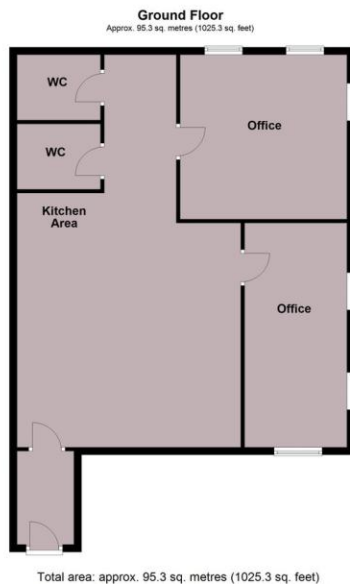
Self-Contained Ground Floor Office Building To Let - This modern single-storey semi-detached office building is considered suitable for a variety of business uses, being principally open-plan and having ample on-site car parking provision, conveniently located within Saxilby Enterprise Park, providing excellent access to Lincoln City Centre and surrounding areas via the nearby A57. The internal floor area extends to 92.7 sq.m (998 sq.ft). The premises include the benefit of disabled access WC facilities and air conditioning throughout.

SERVICES

Mains electricity, water and drainage are connected. Heating and cooling is via an air conditioning system.

EPC Rating - C(62)





LEASE TERMS

The property is available to rent for a term of years to be agreed (minimum term three years) at a rent of £9,000 per annum, exclusive and to be let on a Full Repairing and Insuring basis. A deposit may also be payable. Further details are available on request.

BUSINESS RATES

Rateable Value - £9,600

Small Business Multiplier (2024/2025) 49.9p in the £.
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT will be chargeable on the rent and service charge.

LEGAL COSTS

The prospective Tenant will be responsible for the payment of a referencing fee of £150 inc VAT and in addition, the ingoing Tenant will be responsible for the Landlord's reasonable legal costs for the preparation of the Lease. Further details are available on request.

SERVICE CHARGE

A Service Charge will be payable.

NOTE

The photographs contained within this brochure are for illustration purposes only.

VIEWINGS

By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

