

Mundys COMMERCIAL

Units 3 & 4 Stirlin Business Park, Sadler Road, Lincoln, LN6 3RS

Rent £38,500 pa

Modern Warehouse/Workshop Facility within Primary Business District

We are pleased to offer to let this modern self-contained workshop/warehouse unit, benefitting from open-plan workspace, two vehicle access loading doors together with office and WC facilities including shower rooms and disabled access compliance. The internal floor area extends to 456 sq.m (4,908 sq.ft) and minimum internal working headroom is 4.5 metres. The property benefits from being within a secure environment, having gated access and six allocated car parking spaces. The property is located just off Doddington Road with excellent access to the A46 Bypass within Lincoln's primary business district and situated approximately 5 miles south-west of Lincoln City Centre.





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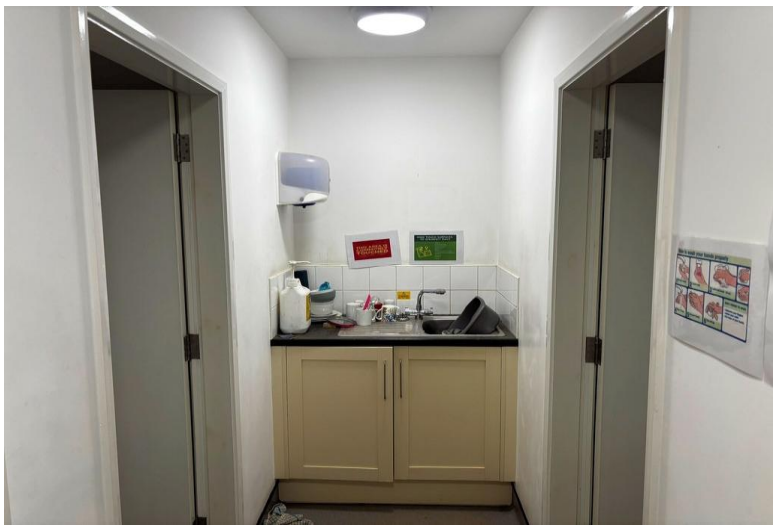
SERVICES
Mains electricity, water and drainage are connected, including a Three-Phase power supply.

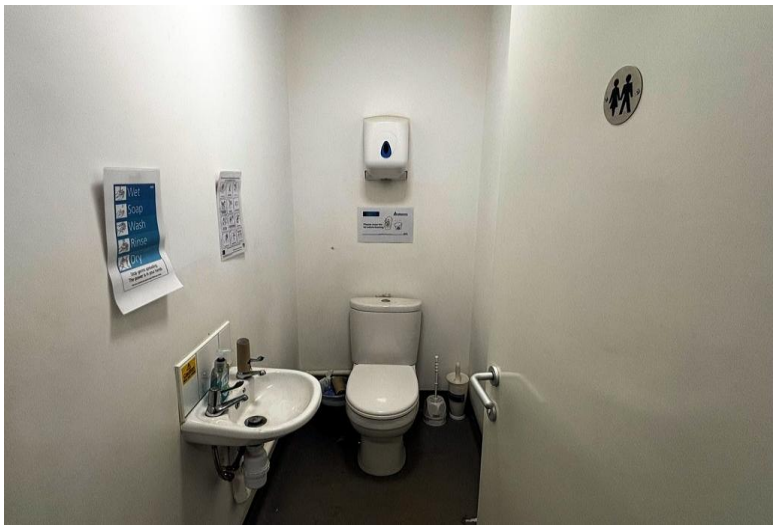
EPC RATING – EPC Rating - B(44)

LEASE TERMS
The property is available to let by way of a Sub-Lease for a term expiring no later than September 2027. The annual rent is £38,500 per annnum. Further details are available upon request.

VIEWINGS
By prior appointment through Mundys.

LOCATION
Stirlin Business Park is located on Sadler Road, just off Doddington Road (B1190) close to its junction with the A46 Bypass, giving direct access to Lincoln City Centre, the Port of Grimsby beyond and the National Motorway Network via the M180 to the north and the M1 to the south-west.









DESCRIPTION
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ACCOMMODATION
Internally, the property has the benefit of an open-plan office area, extending to 16 sq.m (172 sq.ft), whilst the main workspace is open-plan. Towards the rear of the property is a WC/kitchen area, incorporating two shower rooms and a disabled access compliant WC.

BUSINESS RATES
Rateable Value - £37,250

Small Business Multiplier (2026/2027) 43.2p in the £.

The property may qualify for small business rates relief.

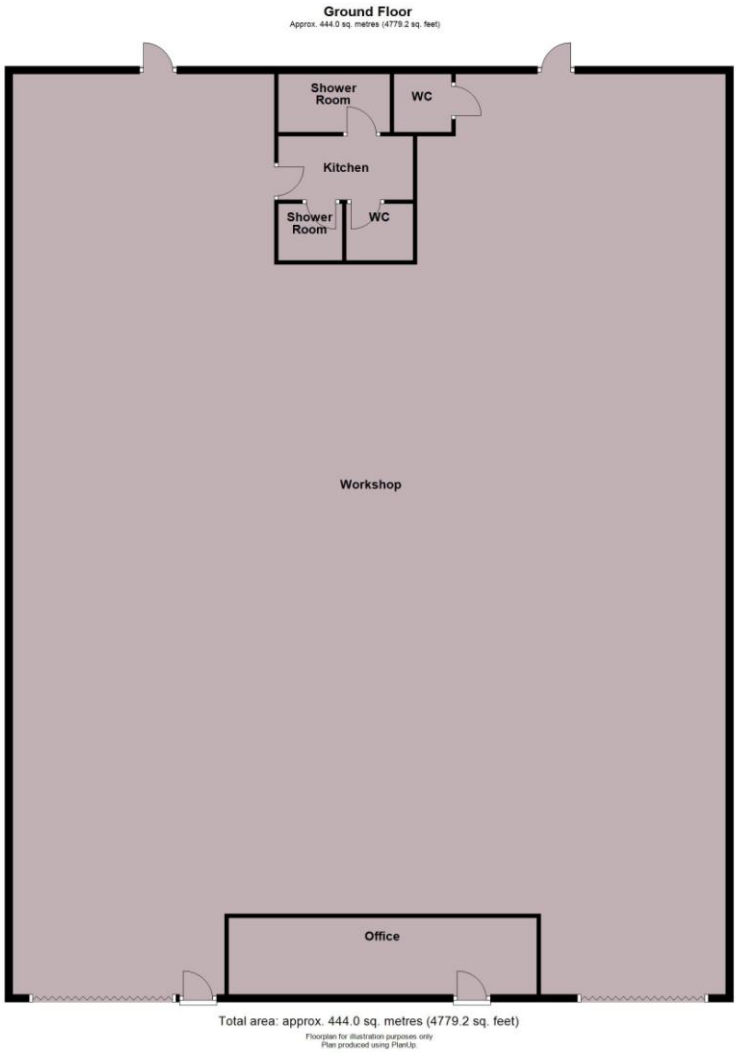
It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT
VAT will be chargeable in addition to 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 Sub-Lease. Further details are available on request.

SERVICE CHARGE
A service charge is payable to contribute towards the costs associated with maintaining the communal areas, including the gated yard currently at £1,648.24 plus VAT per quarter.

PARKING
6 Allocated car parking spaces.



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 into 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 the 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



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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.

The Property Ombudsman