



Unit 1 Church Hill Business Park

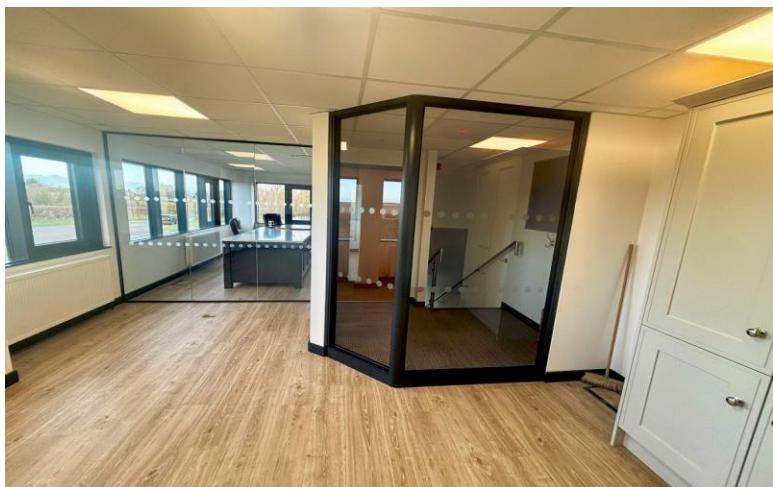
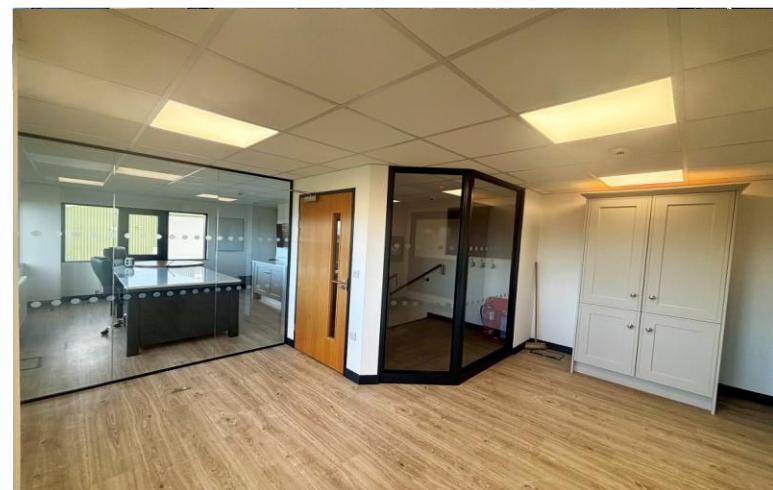
Washingborough, Lincoln, LN4 1EH

Rent £45,000 Per Annum

High-Bay Warehouse/Storage Facility with Excellent Office Accommodation

We are pleased to offer to let this modern, detached warehouse/business unit extending to 600 sq.m (6,458 sq.ft), with the benefit of contemporary glazed, two-storey office accommodation incorporating staff facilities such as disabled access WCs, a shower room and kitchen together with private offices and meeting rooms. The workspace benefits from 6 meter minimum working headroom and a full-height roller shutter vehicle access door, situated within the popular village of Washingborough, with excellent access to Lincoln City Centre and the nearby Eastern Bypass.





LOCATION

Church Hill runs between Lincoln Road (B1190) and Heighington Road on the southern outskirts of Washingborough Village with excellent access to the City Centre located some three miles to the west. The property is also in close proximity of the Lincoln Eastern Bypass (A15), providing access to the National Road and Motorway Network.

DESCRIPTION

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The office accommodation is a particular feature of this property, finished and equipped to a high-standard.



PARKING

The property occupies an open-plan 'Business Park' environment with ample vehicle parking and loading bay facilities to the front.

SERVICES

Mains electricity and water are connected. Drainage is to a private septic tank. Heating to the offices is via an air-source heat pump.

EPC Rating – B.

LEASE TERMS

The property is available to let, for a term of years to be agreed, on a Full Repairing & Insuring Lease, with rent payable quarterly in advance. A deposit equivalent to three months' rent will also be payable.

LEGAL COSTS

The ingoing Tenant is responsible for the Agent's referencing fee of £150 inc VAT together with the Landlord's reasonable legal costs for the production of the Lease. Further details are available on request.

RATEABLE VALUE

The Rateable Value for the unit (without office accommodation) is £39,500. The Business Rates will need to be re-valued to include the office accommodation.

Small Business Multiplier (2025/2026) 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 is chargeable at the prevailing rate.

PLANNING

The property is understood to be classified as Class B8 under the Town & Country Planning (Use Classes Order) 1987 (as amended). The unit may be suitable for a variety of uses subject to the necessary planning consents being obtained and it is the responsibility of the ingoing Tenant to ensure that the property has the permitted use for their intended business and occupation.

NOTE

Internal photographs of the office accommodation are for illustration purposes only.

VIEWINGS

By prior appointment through Mundys.

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:

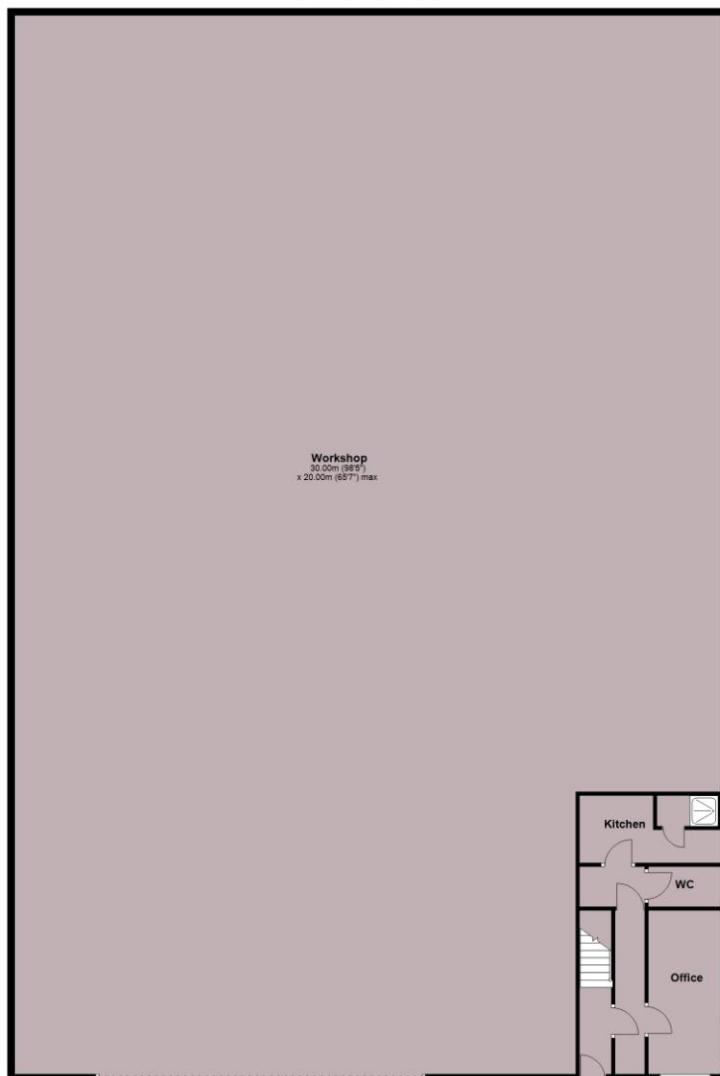
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

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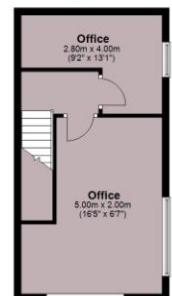


Ground Floor
Approx. 600.0 sq. metres (6458.3 sq. feet)



Total area: approx. 631.6 sq. metres (6798.1 sq. feet)

First Floor
Approx. 31.6 sq. metres (338.8 sq. feet)



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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 and 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.

