

TO LET



TO LET – Light industrial / Warehouse / Trade counter

Unit 2-4, Clifton Street, Lincoln

- Unit area approx. 6,537 sq. ft (607.34 sq. m) with separate WC and kitchenette facilities
- Situated within an established industrial and commercial area to the east of Lincoln City Centre.
- Number of national and regional occupiers in proximity.
- Benefitting from allocated parking

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RENT: £52,500 PER ANNUM

LOCATION

Benefitting from excellent access via the busy East West Link Road, which connects the High Street directly to Pelham Bridge and Canwick Road. Nearby occupiers include Dulux Decorator Centre, Johnstone's Decorating Centre, Huws Gray, and Sunbelt Rentals.

Lincoln has strong road connections, with the A15 providing access north to Scunthorpe, approximately 28 miles away, and south to Peterborough, around 52 miles away. The city is also well served by the A46, a key arterial and commuter route into the city centre, which links to the A1 and the wider motorway network.

DESCRIPTION

An end-terraced Light industrial / Warehouse / Trade counter unit built with a steel portal frame, featuring brick and block walls with lined corrugated sheet cladding above, and a pitched roof of similar construction incorporating skylights.

The unit benefits from both pedestrian and vehicle access, with the latter provided by an electrically operated roller shutter door measuring approximately 3.6m by 4.5m.

SERVICES

We understand that mains water, electricity and drainage supplies are available and connected to the property

Service Charge

The lease will include provisions for a service charge to cover maintenance of the common parts of the development

LEGAL COSTS

Each party will be responsible for their own legal cost

ACCOMMODATION

6,537 sq. ft (607.34 sq. m)

TENURE

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed

RENTAL

£52,000 Per Annum.

RATES

Charging Authority: City of Lincoln Council

Description: Warehouse and Premises

Rateable value: £42,250



These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

