



Light Industrial/Showroom To Let
Five Mile Lane, Washingborough, Lincoln, LN4 1AF

Rent £30,000 P/A

We are pleased to offer to let this excellent workshop facility with showroom and offices/stores, considered suitable for a variety of business uses and having the particular advantage of having a large secure yard. The building is well-presented internally to comprise 259 sq.m (2,792 sq.ft) of showroom/stores, having four offices partitioned off and in addition, there is a workshop with loading bay including works office and WC facilities extending to a further 225 sq.m (2,416 sq.ft). In addition, there is a mezzanine store within the workshop. The total floor area (excluding mezzanine) is 484 sq.m (5,208 sq.ft) and the property occupies a site area of 0.58 acres.



Light Industrial/Showroom Premises, Five Mile Lane, Washingborough, Lincoln, LN4 1AF



LOCATION

Five Mile Lane Industrial Estate is located directly off the B1190 situated close to the villages of Washingborough and Heighington and easily accessible via the recently opened Eastern Bypass (A15) providing excellent connections to Lincoln City Centre and surrounding towns and villages and the National Motorway Network.

DESCRIPTION

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ACCOMMODATION

The premises are currently configured to provide a large open-plan showroom/trade area, with customer WC facilities and four dedicated offices off. Beyond this, there are stores and access to the warehouse/workshop facility, which has ancillary staff WC facilities, kitchen and an office together with a mezzanine store above. The floor plan clearly shows the layout/configuration.

The property was originally constructed in 1985 and subsequently extended in 1995 to provide the current configuration.

Externally, the property has the benefit of a large tarmac surfaced yard and loading bay together with additional graveled yard space, all enclosed by palisade fencing.



SERVICES

Mains electricity and water are connected. A three-phase power supply is installed and heating is via an oil-fired system. Drainage is to a private treatment plant.

EPC RATING – E

LEASE TERMS

Available to let for a term of years to be agreed on a Full Repairing & Insuring Lease subject to three yearly rent reviews.

LEGAL COSTS

The ingoing Tenant will be responsible for a referencing fee of £100 inc VAT, together with the Landlord's reasonable legal costs for producing the Lease.

A deposit will also be payable.

BUSINESS RATES

Rateable Value - £20,500.00

In the event that a full rating liability is required, the current rates payable would be approximately £10,229 per annum (Rate to the pound for 2021/22 is 49.9 pence).

VAT

VAT is not applicable.

VIEWINGS

By prior appointment through Mundy's.



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. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given 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 Mundy's 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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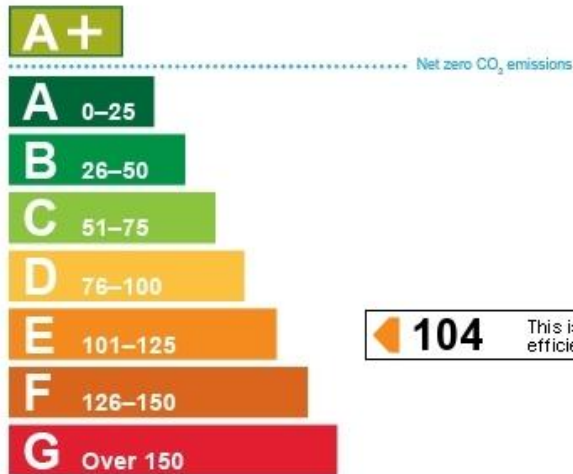
Floor Plan
Gross internal area: 4739 m² (51008 ft²)
Grundy Agricultural, Washingborough



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

Energy Performance Asset Rating

More energy efficient



Less energy efficient

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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 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.

