

Trade Counter/Warehouse Unit on Popular Trading Estate off Doddington Road

6A Exchange Close | Exchange Road | Lincoln | LN6 3TR



Modern Steel Framed Building Extending to 384sqm, 4,135sqft with Offices
Parking for 12 Vehicles within an Enclosed Compound
Available for Immediate Occupation

Available To Let Leasehold
£35,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The Cathedral City of Lincoln has a population in excess of 130,000 residents, a strong retail and sporting offering and is located approximately 140 miles to the north of the capital, 35 miles to the north-east of Nottingham on the A46 trunk road and 40 miles to the south-east of Sheffield.

Doddington Road is the main commercial area with a number of trading estates and office parks with occupiers including Booker, The Lindum Group, Duncan & Toplis Accountants, MMB, Toyota, Volvo, Nissan and many other businesses.

Exchange Close is located approximately 2 miles to the south-east of the A46 dual carriageway and approximately 20 minutes from the A1 trunk road intersection with the A46 at Newark.

Hykeham Railway Station is located approximately half a mile to the south-west, the centre of Lincoln is approximately 4 miles to the north-east.

Accommodation...

The property benefits from 2 electric roller shutter loading doors.

A separate personnel entrance leads to a Reception /Office.

Reception/Office.....4.5m x 9.1m, 41.7sqm

WC Ladies

WC Gents

Modern Kitchen.....5.3m x 4.5m, 24.1sqm

Stainless steel sink with cupboards, breakfast bar.

Disabled WC

Stairs lead to the first floor.

Office.....4.7m x 3.3m, 22.3sqm

Office No. 3.....3.3m x 2.6m, 9.1sqm

Office No. 4.....4.5m x 2.9m, 13.3sqm

Main Warehouse.....29.3m x 13.0m ave, 384sqm

Schedule of Accommodation

Building Footprint	384m ²	4,135ft ²
Offices NIA	110m ²	1,185ft ²
Main Warehouse	286m ²	3,080ft ²
12 Parking Spaces		
2 Roller Shutter Doors		

The Estate...

The Estate features a high-speed broadband connection. The property benefits from individual metered supply with suspended ceilings and modern internal decoration finishes in the offices.



Tenure...

The property is available by way of a new lease with a minimum term of 3 years on Full Repairing and Insuring terms with the rent paid monthly in advance subject to VAT.

Rent reviews will be to market rent every 3 years and a deposit will be taken the equivalent of a quarter of a year's rent with a contribution towards the landlord's legal fees taken of £1,500 plus VAT.

There is no estate service charge levied for the cost of communal areas however, there is an annual insurance rent payable to the landlord for the building insurance cost.

Outgoings...

An ingoing tenant will be responsible for all outgoing at the unit including utilities and Business Rates. The unit has a Rateable Value of £19,750.

EPC...

The property has an Energy Performance Asset Rating D76. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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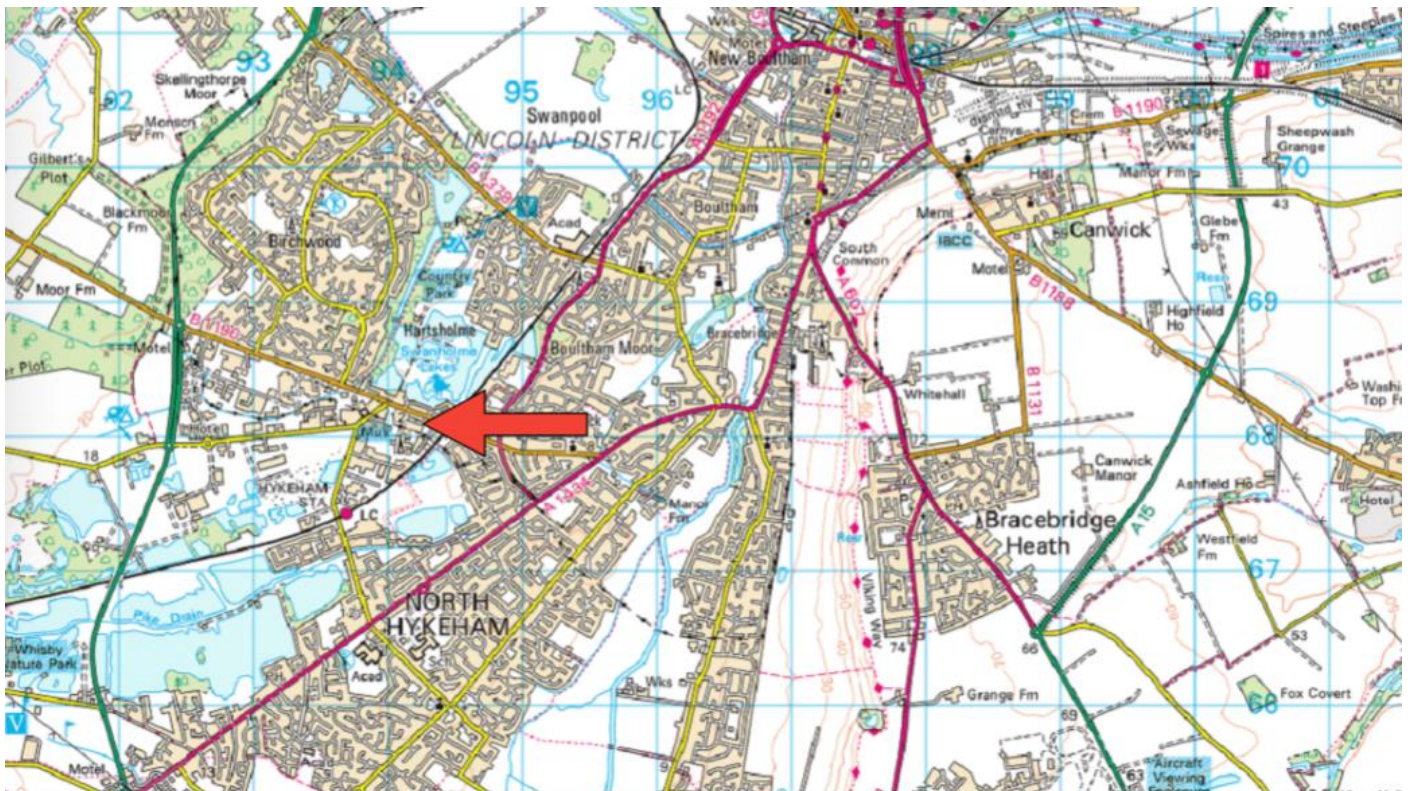
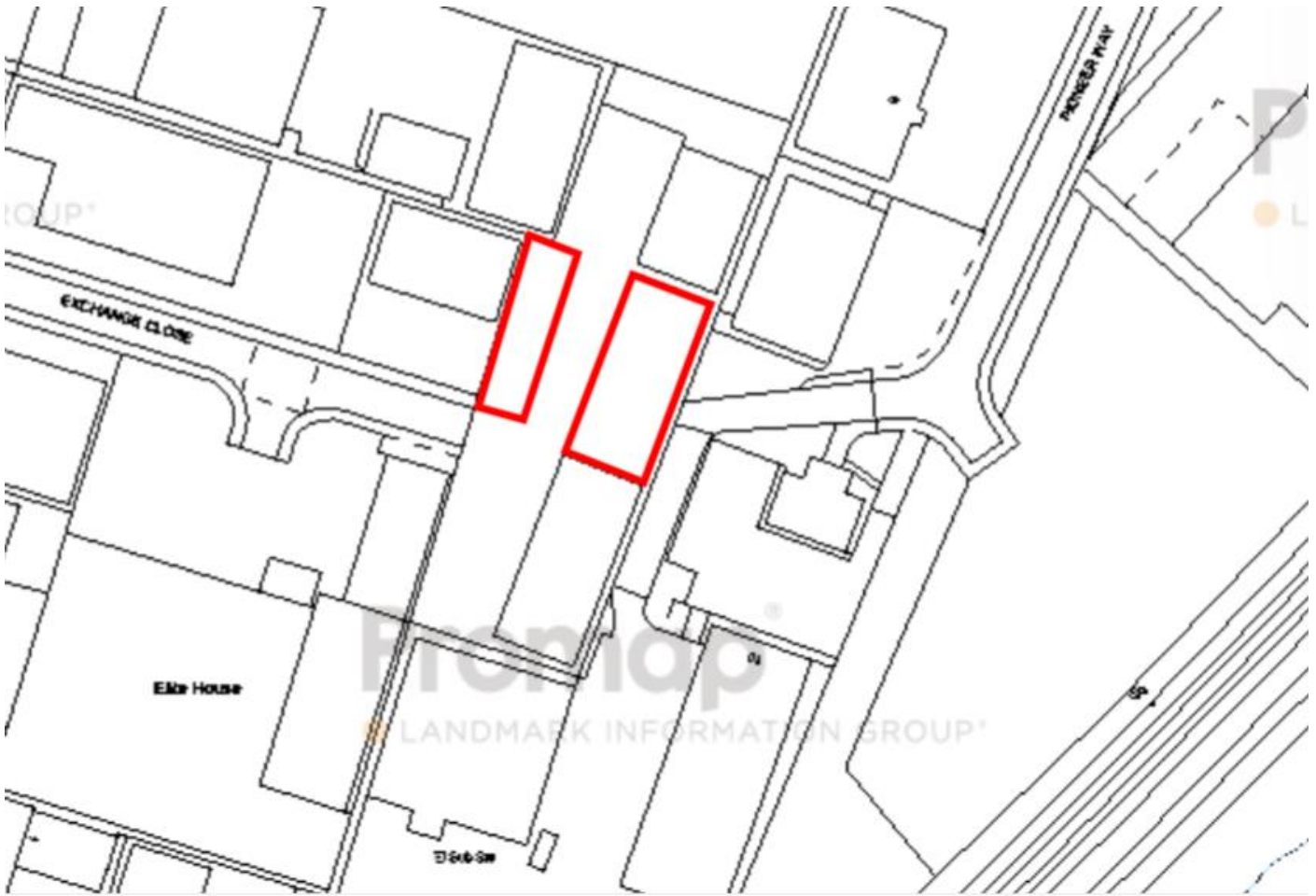


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