

# Modern High Specification Industrial Unit Available To Let on Thriving Industrial Estate Business Park

Unit N7 | Quarry Business Park | Waddington | Lincolnshire | LN5 9NT



Accommodation Extending to 116sqm, 1,250sqft, IEH 6m,  
High Impact Concrete Floor, Roller Shutter Door

Available to Let Leasehold Immediately  
£9,960 plus VAT per annum Subject to Contract

## **Location...**

The large commuter village of Waddington is located approximately 2 miles to the south of the City of Lincoln with superb transport links thanks to the newly opened Lincoln Eastern Bypass. The village is also the base for RAF Waddington.

The village has a population of over 6,000 residents and is a popular village with a range of local amenities including public houses, shops and two primary schools.

The Quarry Business Park is located in the centre of the village and benefits from excellent security with an automated remote access gate providing convenient out of hours access.

## **Description...**

### **Unit N7**

The clear span unit is a mid-terrace unit in a six of six units each with a Minimum Eaves Height of 6.0m.

Unit N7 is part of a recent development on the estate, comprising three wings located on the main estate spine road.

The unit is presented as a shell specification with High Impact Concrete Floors, LED Lighting, WC, Roller Shutter and Personnel Doors and 3-Phase Power.

## **Business Rates...**

The Unit has a Rateable Value From April 2026 of £9,600 (Local Authority Reference 19122010220). Therefore, qualifying occupiers may be eligible full rates relief.

## **Tenure...**

The unit is available on new Full Repairing and Insuring Lease for a minimum term of 3 years with the rent payable quarterly or monthly in advance.

A contribution towards the landlord's reasonable legal fees capped at £750 plus VAT will be required with regards to the cost of the preparation of the lease and a deposit will be held by the landlord of the equivalent of a quarter of a year's rent paid upfront.

## **Outgoings...**

The tenant will be responsible for all utilities, service charge, insurance rent and Business Rates.

An estate service charge is payable which covers the maintenance of the communal areas and facilities.

## **Viewings...**

Strictly by appointment through the agent:

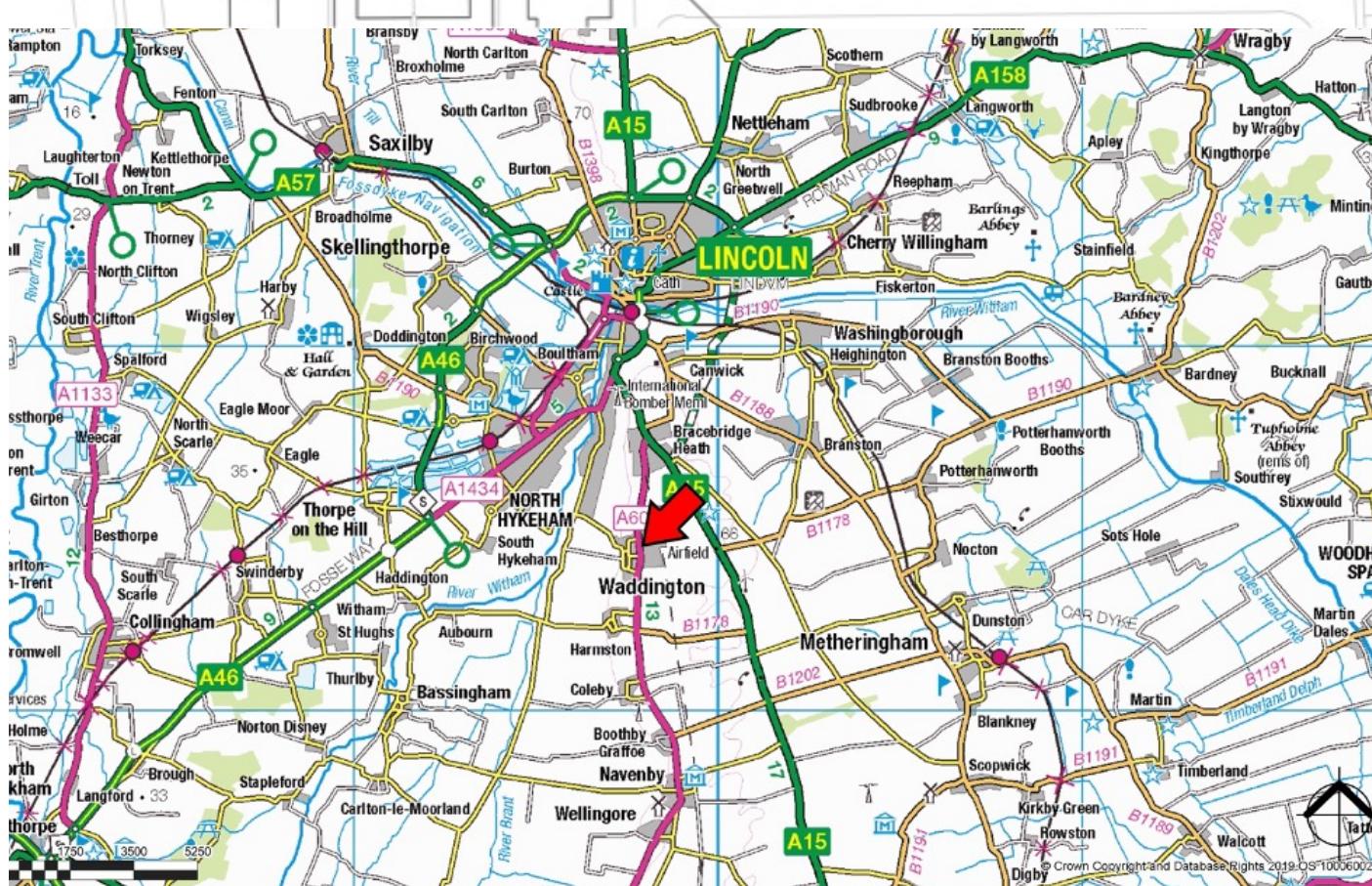
Poyntons Consultancy  
24, 26, 28, South Street,  
Boston, Lincolnshire PE21 6HT  
Tel 01205 361694  
sales@poyntons.com | poyntons.com



**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)





**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.