



Unit 37, Lincoln Enterprise Park, Newark Road, Lincoln LN5 9FP

TO LET
MAY SELL

New Industrial Unit Situated Within
Sought After Enterprise Park

2,716 - 5,500 Sq Ft
(252 - 511 Sq M)

Unit 37, Lincoln Enterprise Park, Newark Road, Lincoln LN5 9FP

DESCRIPTION

Unit 37 forms part of a recently constructed, high specification industrial building at Lincoln Enterprise Park. The unit is of steel portal frame construction with part brick elevations surmounted by insulated corrugated metal cladding, electric roller shutter and personnel doors. Internally the unit has power floated concrete flooring, barefaced block walls, WC and three-phase power supply. As designed, the unit is capable of subdivision and is therefore available as a whole or as two separate units (please refer to attached plans).

- ✔ Recently constructed modern industrial unit
- ✔ Available as a whole or two separate units
- ✔ Situated within sought after secure enterprise park
- ✔ Direct access from the enterprise park to the A46
- ✔ Situated 5 miles south west of Lincoln City Centre
- ✔ Last remaining unit available from developer

LOCATION

Lincoln Enterprise Park (LEP) is situated on the southern side of the A46, accessed from the southbound carriageway approximately a half a mile to the south of its roundabout junction with the A1434 (Newark Road). LEP is a modern yet rural enterprise park established in 2006. The park benefits from a security entrance barrier, CCTV and extensive communal car parking.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 37	(2,716 to) 5,500	(252 to) 511
Total	5,500	511

VAT

VAT will be applicable to agreed rent/price.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

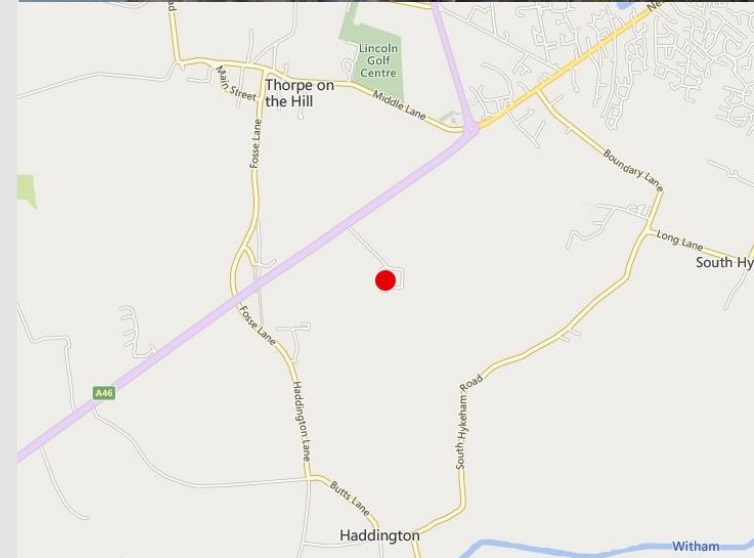
BUSINESS RATES

To be assessed.

TERMS

All or part available to let on new FRI lease terms. Consideration will be given to a sale of the freehold interest in all or part. Guide rent/price upon application.

EPC To be assessed.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 09-Jan-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

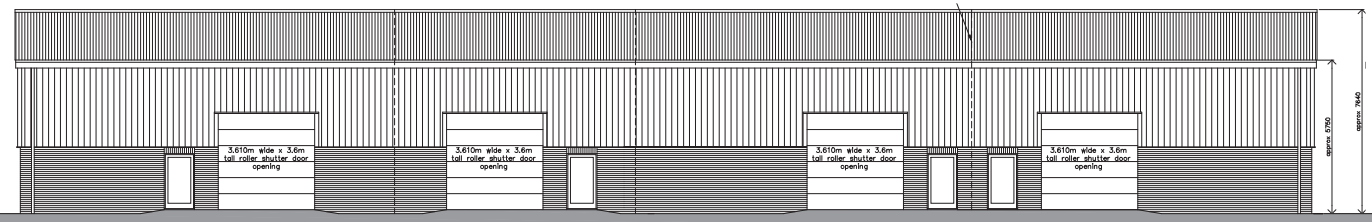
**Lambert
Smith
Hampton**

Andrew France
07548 706333
afrance@lsh.co.uk

**Pygott
& Crone**

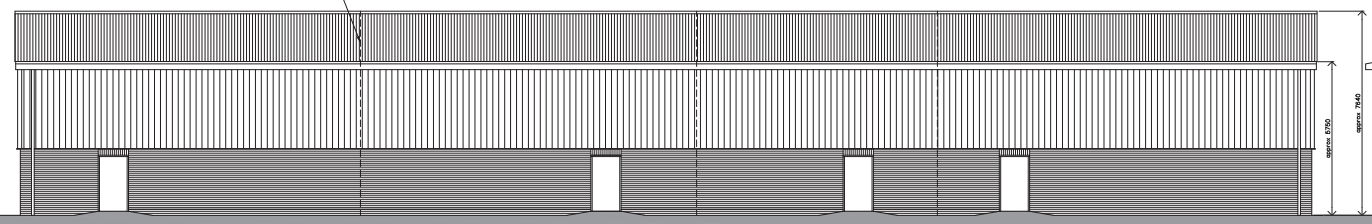
Jasper Caudwell
007795 358878
jcaudwell@pygott-crone.com

East Elevation

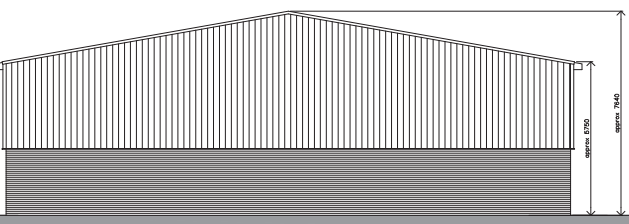


North Elevation

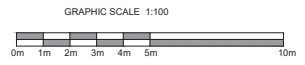
West Elevation



South Elevation



suggested future additional party wall position to suit future sub division of unit (all works by future owner)



Ground Floor Plan

